



The Study Meeting of the West Valley City Council will be held on Tuesday, August 9, 2016, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted August 4, 2016, 3:00 PM

A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - A. July 26, 2016
4. Review Agenda for Regular Meeting of August 9, 2016
5. Public Hearings Scheduled For August 16, 2016:
 - A. Accept Public Input Regarding Application No. GPZ-1-2016, Filed by West Valley City, Requesting a General Plan Change from Institutional or High Density Residential to Very High Density Residential and a Zone Change from 'R-2-8' (Residential Duplex, Minimum Lot Size 8,000 Square Feet) and RM (Residential, Multi-Family) to 'CC' (City Center) on Property Located at 3060 West 3650 South and From 3015 to 3137 West Lehman Avenue

Action: Consider Ordinance 16-35, Amend the General Plan to Show a Change of Land Use from Institutional or High Density Residential to Very High Density

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.

Residential for Property Located at 3060 West 3650 South and from 3015 to 3137 West Lehman Avenue on 7.6 Acres

Action: Consider Ordinance 16-36, Amend the Zoning Map to Show a Change of Zone for Property Located at 3060 West 3650 South and from 3015 to 3137 West Lehman Avenue from 'R-2-8' (Residential Duplex, Minimum Lot Size 8,000 Square Feet) and 'RM' (Residential, Multi-Family) to 'CC' (City Center)

Action: Consider Resolution No. 16-124, Authorize the City to Enter into a Development Agreement with the Housing Authority of the County of Salt Lake for Approximately 5.63 Acres of Property Located at Approximately 3060 West 3650 South

- B. Accept Public Input Regarding Application No. S-15-2016, Filed by West Valley City, Requesting Final Plat Approval for the CR England Subdivision- Lot 1 Amended and Extended for Property Located at 2400 South 4800 West

Action: Consider Ordinance 16-37, Approve the Amendment of Lot 1 in the CR England Subdivision

- C. Accept Public Input Regarding Application No. S-17-2016, Filed by Jared Collings, Requesting Final Plat Approval for the Collings/Harvey Subdivision Located at 2991 West 3835 South

Action: Consider Ordinance 16-38, Approve the Amendment of Lot 5 in the Bangerter Subdivision

6. Resolutions:

- A. 16-125: Approve Amendment No. 1 to the Agreement with Utility Cost Management Consultants for Certain Consulting Services

- B. 16-126: Approve a Development Backbone Contract Between Rocky Mountain Power and West Valley City for Installation of the Electrical Power Backbone at Fairbourne Station Phase 2
 - C. 16-127: Award a Contract to Acme Construction for the Meadowlands Detention Basin Project
7. New Business Scheduled For August 16, 2016:
- A. Consider Application No. S-3-2016, Filed by Denali Clark, Requesting Final Plat Approval for the Alieta Acres Subdivision Located at 3884 South 6400 West
 - B. Consider Application No. S-16-2016 , Filed by Natomas Meadows LLC, Requesting Final Plat Approval for the ARA Industrial Center Subdivision- Phase 2 Located at 6935 West SR-201 Frontage Road
8. Consent Agenda Scheduled For August 16, 2016:
- A. Reso. 16-128: Authorize the City to Accept a Grant of Temporary Construction Easement from Metals Manufacturing Company for Property Located at 2395 South 2570 West (Parcel 15-21-258-003)
 - B. Reso. 16-129: Authorize the City to Accept a Grant of Temporary Construction Easement from KH Mountain Investment, LLC for Property Located at 2339 South Constitution Boulevard (Parcel 15-21-254-009)
 - C. Reso. 16-130: Authorize the City to Accept a Grant of Temporary Construction Easement from Jeralynn T. Winder for Property Located at 2585 South 2570 West (Parcel 15-21-452-006)
 - D. Reso. 16-131: Authorize the City to Accept a Grant of Temporary Construction Easement from FR Investment LLC for Property Located at 2421 South 2570 West (Parcel 15-21-403-002)

- E. Reso. 16-132: Authorize the City to Accept Two Grants of Temporary Construction Easement from LCI Enterprises for Property Located at 2551 South 2570 West (Parcel 15-21-403-004)

- 9. Communications:
 - A. Discussion Regarding Roosters in Residential and Agricultural Zones (20 min)

 - B. Council Update

- 10. New Business:
 - A. Potential Future Agenda Items

 - B. Council Reports

- 11. Motion for Executive Session

- 12. Adjourn

MINUTES OF COUNCIL STUDY MEETING – JULY 26, 2016

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, JULY 26, 2016, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Joe White, Fire Department
Andrew Wallentine, Administration
DeAnn Varney, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD JULY 19, 2016**

The Council considered the Minutes of the Study Meeting held July 19, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held July 19, 2016. Councilmember Lang seconded the motion.

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A voice vote was taken and all members voted in favor of the motion.

2. INTRODUCTION OF NEW EMPLOYEES

Upon recognition by Mayor Bigelow new employees in attendance introduced themselves to members of the City Council. The Council had previously received a list of new employees as follows:

Administration

Liliana Solis – Court Clerk

Fire

Cole Fessler- Fire Prevention Specialist

Police

Deanne Flandro- Support Services Clerk

Rory McDonough- Intelligence Analyst

Oscar Deleon-Palencia- Police Officer

Phillip Wright- Police Officer

Sterling Kimber- Police Officer

Derek Boyle- Police Officer

Jonathan Dean- Police Officer

Jason Frampton- Police Officer

Daniel Wiseman- Police Officer

Drew Babcock- Police Officer

Trace Cox- Police Officer

Alexa Baty- Police Officer

Mark Duffin- Police Officer

David Allen- Police Officer

Riley Mauch- Police Officer

Legal

Candace Hansen- Legal Secretary

David Jaynes- Attorney 1

Parks and Recreation

Robert Spencer- Mowing Crew Leader 1

Public Works

Levi Martinez- Transportation Tech II

Austin Davis- Operator 1

Evelyn Franco- Public Works Clerk I

Kanavale Uluave- Operator I

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Cadence Quinn- Operator I

Community Development

Jonathan Springmeyer- Business Development Manager

Members of the City Council welcomed the new employees to employment with West Valley City.

3. **REVIEW AGENDA FOR REGULAR MEETING, SPECIAL REDEVELOPMENT AGENCY MEETING, AND SPECIAL HOUSING AUTHORITY MEETING SCHEDULED JULY 26, 2016**

Item 10.A.- AWARD A CONTRACT TO MORGAN PAVEMENT FOR THE 2016 ASPHALT POLYMER TREATMENT PROJECT

Russ Willardson discussed Resolution 16-119 which would award a contract to Morgan Pavement for the 2016 Asphalt Polymer Project.

Written information previously provided to the City Council included the following:

Bids were opened for the project on July 19, 2016. A total of two (2) bids were received.

This project consists of the application of a polymer mastic seal as a high density roadway surface preservation treatment on several roads within the city. It is designed to seal the surface on newer pavements to prevent oxidation of the asphalt oil from water infiltration and ultraviolet exposure.

Work will be performed on various streets within the city. An overview of the capital improvements plan can be found at the following link.

<https://wvc-ut.maps.arcgis.com/apps/webappviewer/index.html?id=a49389a9429a4b1a9412d627d0bc47e1>

HOUSING AUTHORITY - Item 4.A- 16-08, AUTHORIZE THE EXECUTION OF A REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY LOCATED AT 3107 WEST LEHMAN AVENUE

Executive Director, Wayne Pyle, presented proposed Resolution No. 16-08 that would authorize the execution of a real estate purchase agreement for property located at 3107 West Lehman Avenue.

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The Board had previously received written information as follows:

This resolution authorizes the West Valley City Housing Authority to enter into a Real Estate Purchase Agreement to purchase property located at 3107 West Lehman Avenue, in West Valley City, Salt Lake County, for a purchase price of \$230,000.

Pursuant to this resolution, the West Valley Housing Authority will acquire the property and partner with Salt Lake County to redevelop the Valley Fair Apartments.

REDEVELOPMENT AGENCY- Item 4.A.- 16-12, APPROVE AN ASSET MANAGEMENT AGREEMENT WITH WEST VALLEY HOTEL HOLDINGS, LLC FOR THE EMBASSY SUITES HOTEL

Executive Director, Wayne Pyle, presented proposed Resolution No. 16-12 that would approve an Asset Management Agreement with West Valley Hotel Holdings, LLC for the Embassy Suites Hotel.

The Board had previously received written information as follows:

This resolution authorizes the RDA to enter into an Asset Management Agreement with West Valley Hotel Holdings, LLC to manage the Embassy Suites Hotel located in West Valley City, Salt Lake County, Utah.

As part of the redevelopment of Fairbourne Station, the RDA acquired an Embassy Suites Hotel, located in West Valley City, Salt Lake County, Utah. To further develop business opportunities at the Hotel, this resolution will authorize the RDA to enter into an Asset Management Agreement for the Hotel, wherein West Valley Hotel Holdings, LLC will develop the Hotel's amenities and otherwise manage the Hotel operations in cooperation with Western States Lodging & Management, II, L.C.

REDEVELOPMENT AGENCY, ITEM 4.B- 16-13, APPROVE AN OPTION FOR THE PURCHASE OF REAL ESTATE AGREEMENT WITH WEST VALLEY HOTEL HOLDINGS, LLC FOR THE EMBASSY SUITES HOTEL

Executive Director, Wayne Pyle, presented proposed Resolution No. 16-13 that would approve an option for the purchase of Real Estate Agreement with West Valley Hotel Holdings, LLC for the Embassy Suites Hotel.

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The Board had previously received written information as follows:

This resolution authorizes the RDA to enter into an Option for the Purchase of Real Estate with West Valley Hotel Holdings, LLC., for the Embassy Suites Hotel located in West Valley City, Salt Lake County, Utah.

As part of the redevelopment of Fairbourne Station, the RDA acquired an Embassy Suites Hotel, located in West Valley City, Salt Lake County, Utah. It is proposed that the RDA enter into an Asset Management Agreement for the Hotel with West Valley Hotel Holdings, LLC, along with this Option for the Purchase of Real Estate, which will give West Valley Hotel Holdings, LLC the option to purchase the Hotel.

Upon inquiry by Mayor Bigelow, members of the Council had no further questions or concerns regarding items listed on the Agenda for the Regular Meeting scheduled later this night.

4. **NEW BUSINESS SCHEDULED FOR JULY 26, 2016 REGULAR MEETING**

A. **RESOLUTION NO. 16-119, AWARD A CONTRACT TO MORGAN PAVEMENT FOR THE 2016 ASPHALT POLYMER TREATMENT PROJECT**

Russ Willardson discussed proposed Resolution No. 16-119 that would award a contract to Morgan Pavement for the 2016 Asphalt Polymer Treatment Project.

Written information previously provided the City Council included the following:

Bids were opened for the project on July 19, 2016. A total of two (2) bids were received.

This project consists of the application of a polymer mastic seal as a high density roadway surface preservation treatment on several roads within the city. It is designed to seal the surface on newer pavements to prevent oxidation of the asphalt oil from water infiltration and ultraviolet exposure.

Work will be performed on various streets within the city. An overview of the capital improvements plan can be found at the following link.

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Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-119 at the Regular Council Meeting scheduled July 26, 2016, at 6:30 P.M.

5. EMPLOYEE OF THE MONTH AWARD, AUGUST 2016- MARIA ALVARADO, JUSTICE COURT

Don Christensen offered to read the nomination of Maria Alvarado, Justice Court, to receive Employee of the Month Award for August 2016 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M. Ms. Alvarado was nominated by Brenna Sandquist.

The nomination reads as follows:

Maria is probably the most cheerful and positive person here at the justice court. She starts of each day with a hello and a smile to every person she comes across. I personally know a handful of times that she has made my day more positive just by being around her cheerful personality. She also was recently asked to change job assignments and has taken the time necessary to learn everything she needs to know in order to perform her new assignment to the best of her ability. Maria is one of our Spanish speakers and never hesitates to volunteer to translate for a customer or take Spanish calls when asked for help.

6. PUBLIC HEARINGS SCHEDULED AUGUST 9, 2016

A. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE BUDGET OF WEST VALLEY CITY FOR FISCAL YEAR 2016-2017

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 9, 2016, in order for the City Council to hear and consider public comments regarding the budget of West Valley City for Fiscal Year 2016-2017.

Proposed Resolution 16-120 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

RESOLUTION NO. 16-120, ADOPT A FINAL BUDGET; MAKE APPROPRIATIONS FOR THE SUPPORT OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017; AND DETERMINE THE RATE OF TAX AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN WEST VALLEY CITY, UTAH, TAXABLE BY LAW FOR THE YEAR 2016

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Wayne Pyle, City Manager, discussed proposed Resolution No. 16-120 that would adopt a final budget; make appropriations for the support of West Valley City for the fiscal year beginning July 1, 2016 and ending June 30, 2017; and determine the rate of tax and levying taxes upon all real and personal property within West Valley City, Utah, taxable by law for the year 2016.

Written documentation previously provided to the City Council included information as follows:

This resolution adopts the final budget for West Valley City for the 2016-2017 fiscal year and sets a date for public comment at a hearing to be held on August 9, 2016.

West Valley City will adopt a final budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2016-2017.

Wayne Pyle stated that there will be information provided to residents at the Public Hearing and online that explains the tax increase and other budget related questions members of the public may have.

Don Christensen stated that the valuation on his home increased this year which would raise taxes as well.

Staff and the Council briefly discussed budget changes and tax increases in the City as well as throughout the County.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 16-120 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE WEST VALLEY CITY POLICE DEPARTMENT'S APPLICATION FOR A JUSTICE ASSISTANCE GRANT (JAG) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled August 9, 2016, in order for the City Council to hear and consider public comments regarding the West Valley City Police

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Department's application for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs.

Proposed Resolution 16-121 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

RESOLUTION NO. 16-121, AUTHORIZE THE WEST VALLEY CITY POLICE DEPARTMENT TO APPLY FOR A JUSTICE ASSISTANCE GRANT (JAG) THROUGH THE U.S. DEPARTMENT OF JUSTICE PROGRAMS

Lee Russo, Police Chief, discussed proposed Resolution No. 16-121 that would authorize the West Valley City Police Department to apply for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs.

Written documentation previously provided to the City Council included information as follows:

Authorize the Police Department to apply for the Justice Assistance Grant (J.A.G.) through the Department of Justice Programs. The Grant amount is \$97,094. A portion of the funds would be utilized to pay for specialized equipment and overtime for the Department's Special Investigations Unit. The other portion will be used to purchase a web-based mobile alert system entitled "CodeRed". The police department is not required to match funds as this is a non-matching grant. The 2016 J.A.G. program is a three year grant. Additional funding may be awarded in future years to continue the grant program.

The U.S. Department of Justice Programs is allowing the West Valley City Police Department to apply for a Justice Assistance Grant (J.A.G.). The funds may be used to purchase equipment, fund training, to fund approved programs, and pay salaries for approved programs. The procedure for allocating J.A.G. funds is a formula based on population and crime statistics in combination with a minimum allocation to ensure that each state and territory receives an appropriate share. The Edward Byrne Memorial Justice Assistance Grant Program will allow states and local governments to support a broad range of activities to improve the criminal justice system. J.A.G. replaced the Byrne Formula and Local Law Enforcement Block Grant programs.

Police Chief L. Russo is re-instituting the police department's Special Investigations Unit. In order for this unit to function at its full potential, specialized equipment and funding for overtime activities are needed. A portion of the 2016 J.A.G. will be used to cover these costs.

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Additionally, the Department will be purchasing a web-based mobile alert system called “CodeRed”. CodeRed allows for immediate and effective communication between a police department and its citizens by way of alerts via email or mobile devices. CodeRed also provides lines of communication for internal notifications within a police department.

Chief Russo briefly explained the proposed Special Investigations Unit and its potential. He also discussed hiring goals for the Police Department and the average experience of current officers in the City’s force.

Upon inquiry, there were no further questions or concerns expressed by members of the City Council.

The City Council will hold a public hearing and consider proposed Resolution No. 16-121 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

7. **RESOLUTION NO. 16-122, SUPPORT THE CREATION OF A VETERANS HALL WITHIN THE STATE OF UTAH**

Mayor Bigelow discussed proposed Resolution No. 16-122 that would authorize the City to support the creation of a Veterans Hall within the State of Utah.

Written information previously provided to the City Council included the following:

The Veteran’s Hall Foundation is asking the West Valley City Council to support them in their efforts to build a Veterans Memorial Hall by adopting the resolution.

The State of Utah does not currently have a Veterans Memorial Hall specifically built not only as a memorial but a gathering place for families to honor and recognize Utah Veterans. Recognizing the need for a unique place to remember, honor and respect those who have given their lives for their Country, the Veteran’s Hall Foundation has launched a campaign to raise money to construct a building for this purpose.

During the past several months the Veteran’s Hall Foundation has found great support from the public, with members of the State legislature and other mayors and Council members in other local municipalities throughout the State. Several local government officials desire to pass resolutions supporting their efforts to raise funds for this worthwhile cause. West Valley City elected officials have also expressed a desire to voice their support as well.

Councilmember Lang asked if the City has answered the questions that were provided in the Council packets. Mayor Bigelow replied not yet and explained that these questions

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are ways to help City's evaluate whether they have the proper location for the Veteran's Hall. He added that he is available to answer any questions that members of the Council may have.

Councilmember Vincent suggested that the issue paper be submitted by Ron Bigelow and not Paul Isaac. Mayor Bigelow stated that he didn't want there to be any confusion that he was acting on behalf of the Council. Councilmember Lang suggested changing the issue Paper to state the Veteran's Hall Foundation Board.

Councilmember Buhler asked how approving this resolution will further the cause. Mayor Bigelow replied that being able to show that there is support for the Veteran's Hall is an important way of getting the building constructed in the State of Utah.

The Mayor and Council discussed the type of veteran's that will be honored and the story that will be told through various aspects of the project.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

The City Council will consider proposed Resolution No. 16-122 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

8. RESOLUTION NO. 16-123, RATIFY THE CITY MANAGER'S RE-APPOINTMENT OF ABIGAIL DIZON-MAUGHAN AS CHAIR OF THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING AUGUST 9, 2016 AND ENDING JULY 1, 2018

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-123 that would ratify the City Manager's re-appointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing August 9, 2016 and ending July 1, 2018.

Written information previously provided to the City Council included the following:

This resolution re-appoints Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a term commencing on August 9, 2016 and ending on July 1, 2018.

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

Upon inquiry by Mayor Bigelow, the Council had no further questions or concerns.

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The City Council will consider proposed Resolution No. 16-123 at the Regular Council Meeting scheduled August 9, 2016, at 6:30 P.M.

9. COMMUNICATIONS

A. SKATE PARK UPDATE

Jason Erikson, Parks Department, provided an update on the construction of the Skate Park located at Centennial Park. He presented pictures of the progress.

Members of the Council and staff discussed safety, future methods of repair, and weather and reasons for delays.

Councilmember Vincent stated that the piece of property to the north would be ideal as a dirt path for bicycles and questioned whether this discussion was still being had. Jason Erikson replied there were conversations on this but not for some time. Councilmember Vincent encouraged this to be looked into.

B. BUDGET UPDATE

City Manager, Wayne Pyle, had no new information regarding the budget.

C. COUNCIL UPDATE

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events.

Councilmember Buhler asked if anyone is attending the welcoming of the Princess of Tonga who will be visiting Utah. Mayor Bigelow stated that West Valley has a significant Tongan population and a representative should be there.

Councilmember Buhler asked if the Council should attend Mayor McAdams discussion on homelessness. Wayne Pyle, City Manager, replied that the City is participating in the homelessness conversation but the City has its own way of finding solutions. He indicated attending the event may show support for Mayor McAdam's efforts and indicated it would be good to have a statement prepared to acknowledge various points. Mr. Pyle added that a statement may be sent to Mayor McAdams either way, even if no members of the Council attend.

10. NEW BUSINESS

A. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry, there were no potential future agenda items.

B. COUNCIL REPORTS

COUNCILMEMBER STEVE VINCENT- WESTFEST

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Councilmember Vincent stated that a children's parade is being considered for WestFest. He indicated that he would like different Council districts to get scouts and other groups involved.

11. ADJOURN

Upon motion by Councilmember Christensen all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY JULY 19, 2016 WAS ADJOURNED AT 5:39 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, July 19, 2016.

Nichole Camac
City Recorder



The Regular Meeting of the West Valley City Council will be held on Tuesday, August 9, 2016, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted August 4, 2016 at 1:00 PM

A G E N D A

1. Call to Order
2. Roll Call
3. Opening Ceremony: Councilmember Don Christensen
4. Special Recognitions
5. Approval of Minutes:
 - A. July 26, 2016
6. Awards, Ceremonies and Proclamations:
 - A. Employee of the Month Award, August 2016- Maria Alvarado, Justice Court
7. Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period.)

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.

Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

- A. Public Comments
 - B. City Manager Comments
 - C. City Council Comments
8. Public Hearings:
- A. Accept Public Input Regarding the Budget of West Valley City for Fiscal Year 2016-2017

Action: Consider Resolution 16-120, Adopt a Final Budget; Make Appropriations for the Support of West Valley City for the Fiscal Year Beginning July 1, 2016 and Ending June 30, 2017; and Determine the Rate of Tax and Levying Taxes Upon All Real and Personal Property Within West Valley City, Utah, Taxable by Law for the Year 2016
 - B. Accept Public Input Regarding the West Valley City Police Department's Application for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs

Action: Consider Resolution 16-121, Authorize the West Valley City Police Department to Apply for a Justice Assistance Grant (JAG) through the U.S. Department of Justice Programs
9. Resolutions:
- A. 16-122: Support the Creation of a Veterans Hall Within the State of Utah
 - B. 16-123: Ratify the City Manager's Re-Appointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board for a Term Commencing August 9, 2016 and Ending July 1, 2018

10. Motion for Executive Session

11. Adjourn

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A

Budget Opening Required: ☐

ISSUE:

Application: #GPZ-1-2016
Applicant: West Valley City
Location: 3060 W 3650 S and from 3015 to 3137 W Lehman Ave.
Size: 7.6 acres

SYNOPSIS:

A General Plan change from Institutional or High Density Residential to Very High Density Residential and a zone change from R-2-8 (Residential Duplex, minimum lot size 8,000 square feet) and RM (Residential, Multi-family) to CC (City Center).

BACKGROUND:

The north nine subject parcels are all developed as duplexes which were built in the 60's and 70's and are privately owned. These properties fall within the City Center RDA. The Valley Fair Village Apartments, which include 100 very low income senior/disabled units, are on the larger subject parcel on the south. This property is owned by the Housing Authority of the County of Salt Lake (HACSL).

According to HACSL, federal funding to operate and maintain public housing properties has been shrinking. The Valley Fair Village units are now over 40 years old and will have more capital needs over the next five to ten years than the HACSL will have money to address. Hence, HACSL is pursuing the redevelopment of Valley Fair Village. The City's Housing Authority is working to acquire the 9 duplexes north of Valley Fair Village and plans to incorporate these properties into the Valley Fair Village redevelopment.

The proposed redevelopment project includes 267 units within 8 buildings. From the 7.6 total acres, 6.3 acres will be for the proposed residential development with the remaining 1.3 acres going toward the Promenade Park and a new dedicated street linking Lehman Avenue and Lancer Way. The resulting density is 42.4 units/acre. Buildings A, B and C on the Concept Site Plan are 5 stories, include stacked flat apartments and will surround a 330 stall parking structure. Buildings D, E and F are 2 story townhomes that will include a 2 car garage per unit. Buildings G and H are 2 story stacked flat apartments with single car garages.

Similar to other multi-family residential developments, a development agreement is proposed for this project. The development agreement addresses project design, amenities and phasing in Exhibits C and D and project management in Exhibit E.

RECOMMENDATION:

The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/Planning Director

July 18, 2016

Maria J Jacobs

3060 West 3650 South # 85

West Valley City, UT 84119

To Whom it may Concern:

This is a petition seeking to prevent a senior communities' conversion to a family development. The Salt Lake County Housing Authority, owners of the property, intend to demolish the present housing facility in order to construct larger apartments to house families primarily. This project is being undertaken by the Housing Authority under a recent program of the Department of Housing and Urban Development (HUD). The program was enacted to preserve federal subsidized housing and to improve residents living condition.

Instead, however, elderly residents living condition would significantly decline. Please help divert a situation that will otherwise be devastating to some of the most vulnerable members of society.

Very Truly Yours

Maria J Jacobs

Member, Tenant Committee

Chair, Resident Advisory Board

RAD

or the

RESIDENT

ACCOMMODATION

DELUSION

RAD, short for **Rental Assistance Demonstration**, is a recent program of the Department of Housing and Urban Development (HUD) intended to revitalize and preserve distressed federal supported housing thru private investments and low income tax credits.

Valley Fair Village located in West Valley City

owned by the Housing Authority of the County of Salt Lake (HACSL)

was selected to participate in HUD's Demonstration Program. Constructed in 1974, the Development consists of 26 clustered ground level buildings containing 100 one bedroom units that for more than 40 years have been **HOME** to seniors. In 2013 the Village was HUD designated for both the elderly and the disabled.

Under the RAD Program, the Housing Authority of the County of Salt Lake (HACSL) intends to demolish the present garden style structures and erect Townhomes and multi-story buildings. HACSL applied for very high density zoning in order to increase the number of bedrooms in units and maximize the number of units on the property.

HUD has strict guidelines for redevelopments under the RAD program, including resident involvement in the reconstruction plans, the relocation of Residents, and subsequent right to return to the property. Until recently, the involvement of Residents in the project consisted of input to the unit's feature's or amenities. Meetings consciously lacked transparency as to the intended extent or characteristic of the new development. HUD's most basic and pertinent requirement for resident participation in the formation of the plan, ideas and feedback for the communities' redevelopment, was bypassed and resident's participation simply consisted of a mere **DELUSION**.

HACSL has only just recently revealed its plan which is designed to convert the community from a senior to a family development. Because RAD provides for current residents the right to remain on or return to the property, HACSL plan is to simply mix the elderly residents in with larger families. HACSL has a high occupancy requirement and this anticipated new Development will overflow with children and minors. Hallways and common areas will become danger zones for elderly residents that will result in fall-related injuries and other physical and

psychological harms, and in effect force elderly residents in to isolation and confinement to units.

Nearly all of the senior residents are unable and disinclined to live under such harmful circumstances, most are fearful of the future, some will lose their independence, and some hope to die before having to leave. Regardless of economic status, Seniors need housing where they can safely age in place and with dignity.

According to a **Harvard Law School study on Seniors and the Fair Housing Act** titled: *For the rest of their Lives*, “older people face a variety of financial, social and emotional challenges that are unique to their age group and for those over 75, poor health, frailty and concern about physical safety increases significantly”. For elderly people, safety, a sense of community and other social factors are paramount, and where and how they live is a key determinant of the length and quality of their life.

In implementing the Senior Citizens Housing and Safety and Economic Relief Act, Congress recognized the particular needs of older people to live among their peers in age-restricted communities. “Senior Citizens should be allowed to live together in peace and quiet without fear for their safety” **Congressional Record HR 117 Page 29120 October 1995.**

The majority of Residents are either disabled or have a disability which interferes with functionality. Disability status is the characteristic most dramatically associated with old age. According to the 2000 Census, 42% of those 65 and over have a disability. The **U.S. Commission on Senior Affordable Housing** estimates that 1/3 of subsidized renters have difficulty performing at least some activities of daily living. And only “3.8% of housing units in the United States are suitable for individuals with moderate mobility difficulties” **www.leading age.org.**

Pursuant to Information provided by “A Quiet Crisis in America” a **Report to Congress from the Commission on Affordable Housing and Health Facility Needs for Seniors in the 21st Century, www.seniorscommision.gov** “There are nearly six times as many seniors with unmet housing needs as are currently served by rent-assisted housing. Seniors may encounter significant difficulties in locating acceptable units. Housing Choice Vouchers are limited in their utility for older seniors with physical impairments or transportation problems. Those difficulties may be compounded in areas of the Country with low vacancy rates or where fair-market rents lag behind market rents”. “The growth in the number of seniors is staggering, today (released in 2002) one in twelve persons is 65 years of age or older. In the year 2020 it will be one in six. We believe that the needs of poor elderly are indeed the most urgent”. In a partisan meeting of former HUD Secretaries, it was noted “Our nation is aging and millions of older adults will struggle to find housing that is safe, affordable and physically suitable

In a recently released **HUD –Commissioned Study**, 7 percent of respondents were elderly households. Of those respondents, persons age 62 and older had only a 54 percent success rate in finding appropriate housing using the voucher program. By contrast, households headed by persons under the age of 25 had a 73 percent success rate and households headed by persons

aged 25 to 62 had a 68 percent success rate.”. **Commission Report to Congress supra.** According to **AARP** there are currently more than nine Seniors on the waiting list for each available Section 202 unit, a major federal housing assistance program for older persons, which is currently losing large amounts of units to more thriving resources.

Statistics show 12% of those 65 or older are living in poverty: **www.senior living.org.** For those receiving merely Social Security and/or Supplemental Social Security and with little assets, attaining affordable housing on a low to very low income is more difficult than for Persons on moderate income.

According to the **Aging Initiative Report published by the University of Utah** “The largest growth in the older population will occur in the age 65 to 85 population between the years 2011 and 2030”.

HACSL intends to provide Residents with “Relocation Specialists” however, there are few if any places that the low income Valley Fair Village Residents may qualify for. In Salt Lake County, affordable, accessible and age appropriate housing is scarce and there are long waiting lists. Ultimately, most Residents have nowhere else to go.

“HUD philosophically supports a Compassionate Community” **Federal Register on the Implementation of the Housing for Older Persons Act Code 24 of Federal Regulation, Part 100.** Any change in configuration of units in federally-assisted housing is subject to scrutiny under the Fair Housing Act **24 Code of Federal Regulations § 100.400.** HACSL’s redevelopment plan, if endorsed, would not only greatly change life for the senior residents, but most of all would diminish their quality of life. Elderly residents would be unable to make use of common areas, they would have to live isolated from companionship, and without positive and safe social activities.

Some Occupants have lived at Valley Fair Village for 15 to 20 years. Residents have formed friendships, will look out for each other and help each other. Revitalization under the RAD program cannot and should not force residents into negative options. Any redevelopment plan should only be decreed with full consideration of the elderly occupants.

Residents moved to Valley Fair Village on the basis of the Community’s age restriction and have rightful and reasonable expectations that under RAD’s preservation plan it will remain in most part a senior community.

Valley Fair Village Resident Association

WEST VALLEY CITY, UTAH

ORDINANCE NO._____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

**AN ORDINANCE AMENDING THE GENERAL PLAN TO SHOW A
CHANGE OF LAND USE FROM INSTITUTIONAL OR HIGH DENSITY
RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL FOR
PROPERTY LOCATED AT 3060 W 3650 S AND FROM 3015 TO 3137 W
LEHMAN AVE. ON 7.6 ACRES.**

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed General Plan amendment pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such General Plan amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah that the General Plan be amended as follows:

SECTION 1. GENERAL PLAN AMENDMENT.

The properties described in Application #GPZ-1-2016, filed by West Valley City and located at 3060 W 3650 S and from 3015 to 3137 W Lehman Ave. within West Valley City, are hereby amended by reclassifying the following described properties from Institutional or High Density Residential to Very High Density Residential. Said properties are more particularly described as follows:

PARCEL #: 15-33-105-020

BEG ON N LINE OF 3650 SOUTH STREET, S 0°00'20" W 1350.32 FT & N 89°56'20" E 396 FT & N 0°00'20" E 25 FT FR NW COR SEC 33, T 1S, R 1W, SL MER, N 89°56'20" E 589.5 FT; N 0°00'20" E 240.97 FT; N 89°56'20" E 54.5 FT; N 0°00'20" E 130.26 FT; S 89°56'20" W 739.9 FT; S 0°00'20" W 201.54 FT; N 89°56'20" E 95.9 FT; S 0°00'20" W 169.02 FT TO BEG. 5.63 AC.

PARCEL #: 15-33-105-012
LOT 33 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-011
LOT 32 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-010
LOT 31 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-009
LOT 30 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-008
LOT 29 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-007
LOT 28 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-006
LOT 27 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-005
LOT 26 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-004
LOT 25 LEHMAN SUBDIVISION

SECTION 2. GENERAL PLAN MAP AMENDMENT.

The West Valley City General Plan Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this ____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A
CHANGE OF ZONE FOR PROPERTY LOCATED AT 3060 W 3650 S
AND FROM 3015 TO 3137 W LEHMAN AVE. FROM R-2-8
(RESIDENTIAL DUPLEX, MINIMUM LOT SIZE 8,000 SQUARE
FEET) AND RM (RESIDENTIAL, MULTI-FAMILY) TO CC (CITY
CENTER)**

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The properties described in Application #GPZ-1-2016, filed by West Valley City and located at 3060 W 3650 S and from 3015 to 3137 W Lehman Ave. within West Valley City, are hereby classified from zones R-2-8 (Residential Duplex, minimum lot size 8,000 square feet) and RM (Residential, Multi-family) to CC (City Center), said properties more particularly described as follows:

PARCEL #: 15-33-105-020

BEG ON N LINE OF 3650 SOUTH STREET, S 0°00'20" W 1350.32 FT & N 89°56'20" E 396 FT & N 0°00'20" E 25 FT FR NW COR SEC 33, T 1S, R 1W, SL MER, N 89°56'20" E 589.5 FT; N 0°00'20" E 240.97 FT; N 89°56'20" E 54.5 FT; N 0°00'20" E 130.26 FT; S 89°56'20" W 739.9 FT; S 0°00'20" W 201.54 FT; N 89°56'20" E 95.9 FT; S 0°00'20" W 169.02 FT TO BEG. 5.63 AC.

PARCEL #: 15-33-105-012

LOT 33 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-011

LOT 32 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-010

LOT 31 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-009

LOT 30 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-008

LOT 29 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-007

LOT 28 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-006

LOT 27 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-005

LOT 26 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-004

LOT 25 LEHMAN SUBDIVISION

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

GPZ-1-2016 MINUTES
JULY 13, 2016 PLANNING COMMISSION PUBLIC HEARING

GPZ-1-2016

West Valley City

3060 W 3650 S and 3015 to 3137 W Lehman Avenue

General Plan Change from institutional and high density residential to very high density residential

Zone change from R-2-8 and RM to CC

7.6 acres

West Valley City has submitted a General Plan/zone change application for 10 parcels totaling 7.6 acres at 3060 W 3650 S and from 3015 to 3137 W Lehman Avenue. The property is currently zoned R-2-8 (residential duplex, minimum lot size 8,000 square feet) and RM (residential multi-family) with a General Plan designation of institutional and high density residential (12 to 20 units/acre). The proposed zone is CC (City Center) and the proposed General Plan designation is very high density residential (over 20 units/acre).

Surrounding zones include RM and R-2-8 to the east and west, R-1-8 to the south and R-2-8 and CC to the north. Surrounding land uses include condos and the City's Promenade Park to the east, single family homes to the west, and a combination of duplexes and single family homes to the north and south.

Background

The north nine subject parcels are all developed as duplexes which were built in the 60's and 70's and are privately owned. These properties fall within the City Center RDA. The Valley Fair Village Apartments, which include 100 very low income senior/disabled units, are on the larger subject parcel on the south. This property is owned by the Housing Authority of the County of Salt Lake (HACSL).

Years ago when the City Center Vision (now the Fairbourne Station Vision) was first adopted, the City assumed that the Valley Fair Village Apartments would not be redeveloped for the foreseeable future. However, HACSL later approached the City about the possibility of redeveloping these units that were built in 1974 as public housing. According to HACSL, federal funding to operate and maintain public housing properties has been shrinking. The Valley Fair Village units are now over 40 years old and will have more capital needs over the next five to ten years than the Housing Authority will have money to address. Hence, HACSL's interest in redeveloping the property.

The City is working to acquire the 9 duplexes and plans to incorporate these properties into the redevelopment for several reasons. First, it will improve circulation within Fairbourne Station by introducing a new road that connects Lehman Avenue and Lancer Way. Second, as with the ICO development, it replaces older duplexes with new residential development that compliments Fairbourne Station. Third, it will create a better design that faces both Lehman Avenue and Lancer Way and incorporates significant amenities. Fourth, acquiring these duplexes will also

facilitate the completion of the Promenade Park. Finally, it allows the City's Housing Authority to reinvest the proceeds from the sale of its housing units by acquiring the duplexes.

Development Proposal

The proposed redevelopment project includes 267 units within 8 buildings. From the 7.6 total acres, 6.3 acres will be for the proposed residential development with the remaining 1.3 acres going toward the Promenade Park and a new dedicated street linking Lehman Avenue and Lancer Way. The resulting density is 42.4 units/acre. For reference, the density of The Residences at Fairbourne Station to the northeast is 78.7 units/acre. Buildings A, B and C on the Concept Site Plan are 5 stories, include stacked flat apartments and will surround a 330 stall parking structure. Buildings D, E and F are 2 story townhomes that will include a 2 car garage per unit. Buildings G and H are 2 story stacked flat apartments with single car garages. The project is proposed to be built over four phases to take advantage of low income housing tax credit (LIHTC) financing. Assuming project financing is secured as planned, the first phase will begin in 2017 with each succeeding phase beginning one year from the previous phase.

The table below summarizes the mix of units by building:

Building	1 Bedroom	2 Bedroom	3 Bedroom	Totals
A	31	39	13	83
B	35	24	10	69
C	44	20	10	74
D	0	0	5	5
E	0	0	7	7
F	0	0	5	5
G	8	4	0	12
H	8	4	0	12
Totals	126	91	50	267
Percent of Total	47%	34%	19%	100%

The following table summarizes the parking reductions allowed by the Zoning Ordinance as they relate to this project:

	1 Bedroom	2 Bedroom	3 Bedroom	Totals	Overall Stalls/Unit
Required parking without allowed reductions - (2 stalls/unit)	252	182	100	534	2
Required parking with allowed parking code reductions by Planning Commission – (1.5 stalls/1 bedroom unit, 1.75 stalls/2 bedroom unit, 2 stalls/3 bedroom unit)	189	159	100	448	1.68
Required parking with allowed CC Zone reduction – (10%)	170	143	90	403	1.51
Proposed Number of Stalls				461	1.73

Staff is supportive of the number of stalls proposed for several reasons. First, the existing 100 Valley Fair Village 1 bedroom units, which are for low income senior/disabled persons, are parked at less than 1 stall/unit. The proposed project will also include 100 units for low income senior/disabled individuals to replace the units to be demolished. Second, the Harvey Street redevelopment, which includes the Willow Park (2 and 3 bedroom income restricted family units) and Gerald Wright Villas (1 bedroom low income senior units), provides a good comparable. Located about ¼ mile west, these two projects combined have a very similar unit mix and have an overall parking ratio of 1.44 stalls/unit. Finally, the market rate Residences at Fairbourne Station with a combination of 1, 2 and 3 bedroom units is parked at 1.5 stalls/unit.

Development Agreement

Similar to other multi-family residential developments, a development agreement is proposed for this project. The development agreement addresses project design, amenities and phasing in Exhibits C and D and project management in Exhibit E. These Exhibits are attached for reference. Since HACSL currently only owns the south 5.6 acre parcel, the development agreement allows the nine other properties to the north to be included as they are acquired.

The City Center Zone allows exceptions to the requirements of the Zone through a development agreement. This was done for the Embassy Suites, The Residences at Fairbourne Station and Granger Medical. For this project, two exceptions are requested as outlined in Exhibit C of the development agreement. These proposed exceptions are described below:

1. The ordinance requires fence materials to be masonry or wrought iron style metal. The first exception request is to allow vinyl fencing along Lancer Way (3650 South).
2. The ordinance requires a minimum building height of 5 stories or 60' for all buildings except the three townhome buildings along the south portion of the property (Buildings D, E and F on the Concept Site Plan in Exhibit D). The second exception request is to allow a 2 story minimum height for the two buildings along the west side of the property (Buildings G and H on the Concept Site Plan in Exhibit D).

Fairbourne Station Vision Development Objectives

In staff's opinion, the proposed redevelopment project will accomplish several of the development objectives outlined in the Fairbourne Station Vision, which is part of the General Plan. These objectives, along with descriptions of how this proposed development will meet the objectives, are listed below:

- Objective: Add 1,000 dwellings with a variety of housing types and prices to create an urban environment and to help support area retail.
 - This project will add 267 units in an urban format to the existing 225 units built by ICO in The Residences at Fairbourne Station. By way of information, ICO has begun design work on their second phase which is anticipated to include roughly the same number of units as the first phase. Upon completion, these three projects will total an estimated 717 units. This project also introduces townhomes to Fairbourne Station and will be a mixed income project whereas The Residences at Fairbourne Station were all market rate units.
- Objective: Create a varied and unique built environment reflecting excellence in architecture, landscaping and design.

- The proposed project design includes a variety of buildings that will complement existing and future buildings. The main 5 story building comprised of Buildings A, B and C will add to the urban environment along Lehman Avenue with close placement to the street, substantial building relief and significant use of brick. This main building is unique yet complementary to ICO's first phase of the Residences at Fairbourne Station as well as the second phase which ICO has begun design work on. One example of the project's uniqueness is found in its parking structure design. The Residences at Fairbourne Station project includes parking on most of the ground level or podium parking. The main building for this project wraps units around the parking structure on all floors including the ground floor. Buildings D – G were designed to taper or step down the density and height of the project to create a transition area or buffer for the neighboring, lower density residential uses to the south and west.
- Objective: Build new streets to improve circulation and provide access to new development.
 - The City is currently constructing a new road at 3030 West between 3500 S and Lehman Avenue. The proposed road along the east side of this project will extend this road south to Lancer Way.
- Objective: Facilitate the redevelopment of aging residential and commercial developments.
 - This project will redevelop existing residential buildings constructed in the 60's and 70's.
- Objective: Complete the Promenade to provide a centralized public open space.
 - This project will provide a part of the property needed to complete the second phase of the Promenade Park.

Resolution on Housing Insecurity and Homelessness

The County and State have been working to find solutions to reduce homelessness and create more affordable housing. To show the City's ongoing support in these efforts, the City Council recently passed the attached resolution setting forth and reaffirming West Valley City's commitment to fight housing insecurity and homelessness. This resolution included the following direction for City staff: "The City Council directs staff to pursue the development of additional affordable housing units in and around the City Center zone. The City Council further directs staff to ensure that these units are of the highest quality and that these units are managed and maintained at the highest level."

Staff Alternatives:

- Approval of the General Plan/zone change subject to the proposed development agreement.
- Continuance, for reasons determined at the public hearing.
- Denial of the General Plan/zone change.

Discussion: Commissioner Woodruff disclosed that the Salt Lake County Housing Authority has been his client in the past, but he is not involved in this project and will make a decision based on the best interest of the City. Commissioner Meaders asked what will require the Salt Lake County Housing Authority to replace the existing 100 one-bedroom units, it is not specified in the development agreement. Brandon Hill said the replacement of the existing 100 housing units are required by HUD in terms of approval for this project. In order to demolish the old units, they must be incorporated into the new units. Steve Pastorik said amenities won't all be constructed in one phase, but will be constructed incrementally with each phase.

Commissioner Matheson said 10-11 units will be torn down with the first phase of the project. Is there any provision for the people who will be displaced? Steve Pastorik said the Housing Authority plans to offer relocation assistance to those who will be displaced in the first phase. Their intent is to phase this project in such a way as to minimize displacement as much as possible. Once the first phase is complete, the Housing Authority will offer the residents of the remaining units the opportunity to move into the completed first phase, if they desire.

Troy Hart from the Salt Lake County Housing Authority said the relocation process for residents displaced in the demolition of the old housing units is a very prescriptive process requiring that a consultant be hired. The Housing Authority will set aside Section 8 vouchers. Moving costs will be paid for any displaced residents, including packing up and moving them for the 12 month construction period. Relocation costs will also be paid and they will have first right of return. Otherwise, they can use the Section 8 voucher and that will be paid for. Some displaced residents will move in with relatives for the 12 month period, some will get an apartment, and some will permanently relocate at the cost of the Salt Lake County Housing Authority.

Commissioner Meaders asked if there is an appeals or complaints process regarding relocation proceedings for displaced tenants. Troy Hart answered yes, they will have an advocate that works with them directly through the process.

Maria Jacobs lives at Valley Fair Village, Unit #85. She feels this will not be a senior-friendly community. She is concerned about the displacement of these people who have been part of the community for over 40 years. Because senior/low income housing is very much in demand, she feels it will be difficult, even with a relocation specialist, to find a place for them to live. Maria Jacobs indicated that she has collected over 81 signatures from people who do not agree with this development. She is working on a letter that she said she will send by the end of the week. She feels that when seniors are mixed with kids on a property, it puts seniors at risk for being run in to, falling, and breaking bones. She noted that breaking a hip at that age can be very devastating. She feels this plan needs to be better looked at and evaluated. Safety is one of the most important issues for elderly people, and to live in peace.

Vonnay Lucas, 4399 West Tidwell, owns a duplex on 3040 and 3042 West Lehman Ave. Vonnay Lucas said she was told that an 8' fence would be installed next to her duplex so

her tenants will be free of problems related to the new construction. She said she was told that fence would go up around June 1. Now she said she is being told the fence will go up in another 3 months. She indicated her renters have animals that are having problems because of the construction. Steve Pastorik said our Public Works Department is managing the construction process. He asked Vonnay Lucas to leave her phone number so he can get her in contact with someone from the Public Works Department.

Commissioner Matheson said there is a shortage of senior housing in West Valley City. He was recently unable to find any housing for his mother-in-law in West Valley and had to move her to another city. He feels this project will give us more of the type of housing that we need. At least 100 of these units will be set aside for seniors. He feels the relocation process should go smoothly and the City is trying to be as considerate as they can be to these residents.

Troy Hart said this project was originally designated as a senior project, a HUD public housing project, section 18. The rents were limited to \$472 per unit. The rent being charged doesn't cover the cost of the project. We have seen the trajectory for these types of facilities decline over the years. In order to augment those costs, we need to make this a family project and increase the unit sizes. There is a large waiting list for families, which is why we are integrating families into this senior project. We are seeing grandparents raising grandchildren, which requires larger bedroom sizes. We feel we are taking care of a multitude of issues in the community that align with our waiting list, the needs of the community, and a need to keep a portion of this for seniors.

Brent Fuller noted there are 100 seniors in the current housing unit. Will we increase the number of units serving our lower income seniors? Troy Hart noted that people tend to live in like communities, so there may be a migration of more seniors into the project. Right now the project is designated as a family unit project, not for seniors only. We are pursuing low income housing tax credits funded by a federal program that provides equity to apartment complexes and help to subsidize lower rents for communities. We are looking at an application on October 2016 and will probably be breaking ground in 2017. Each of the subsequent four phases will be completed in 12 month periods.

Troy Hart said we are losing 18 senior housing units in the initial demolition and we will be integrating 30 in the new construction. Most of the seniors can stay on site. Brent Fuller asked if the seniors will be spread throughout the complex. Troy Hart feels the 2 story flats would be preferable to seniors. There will be greenspace behind these with planter boxes. The rest of the seniors will be integrated into the larger building. Selection will be first come first served. They will pay no more than 30% of their income, as they are presently paying today. The larger building and two story buildings will be elevator serviced and the townhomes will not have elevator service.

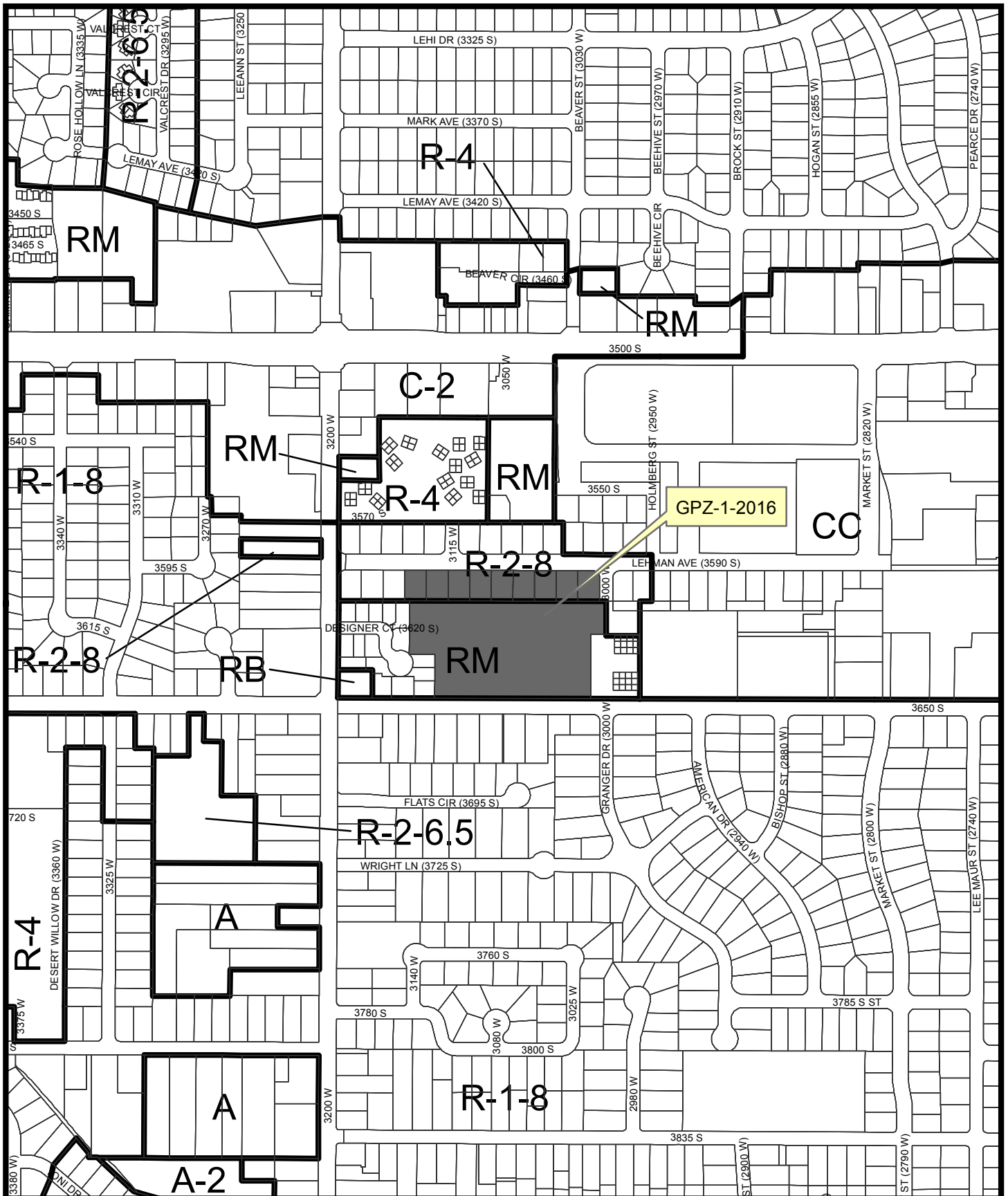
Motion: Commissioner Woodruff moved to approve GPZ-1-2016 subject to the development agreement.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – GPZ-1-2016 – Approved



GPZ-1-2016
West Valley City

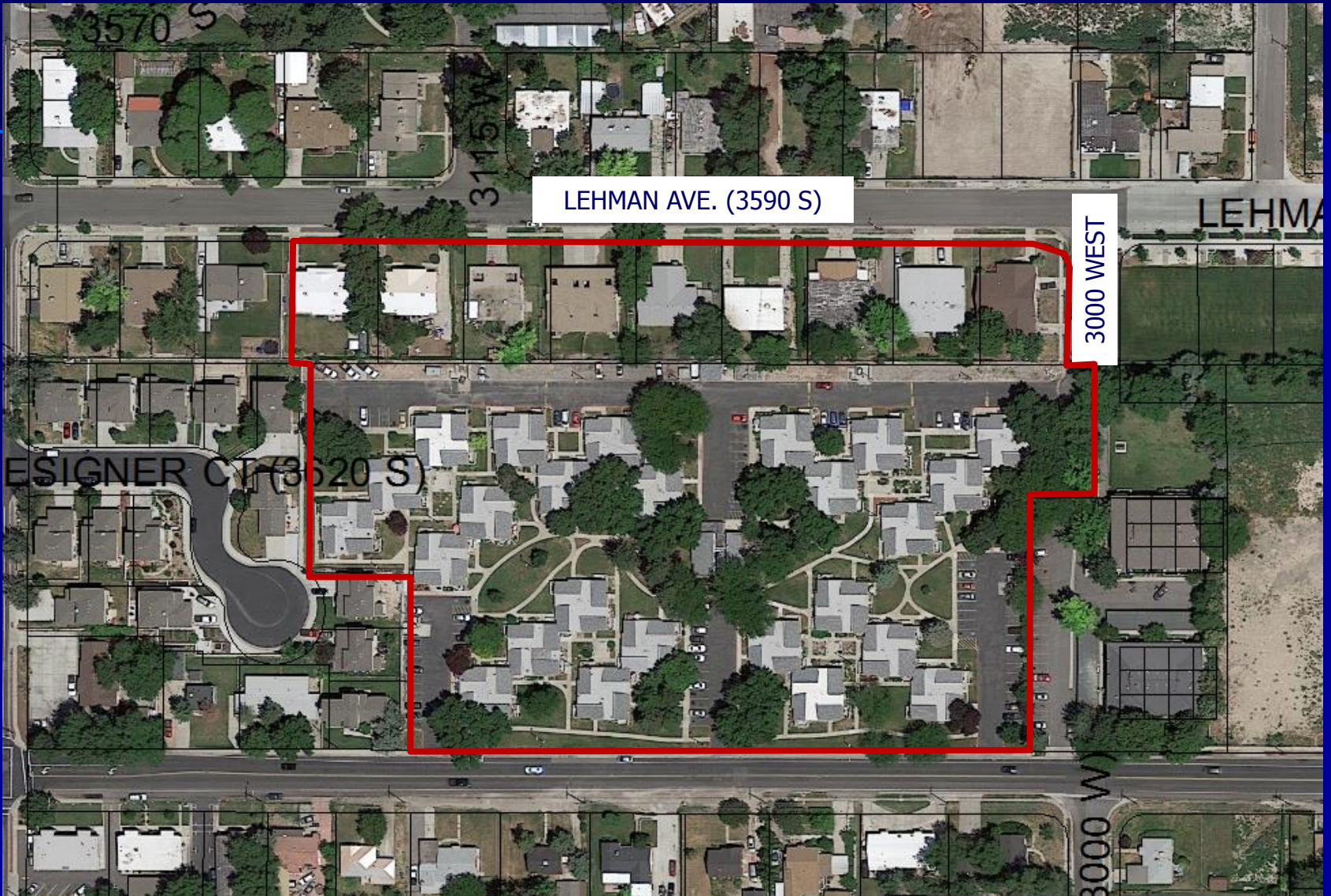
3060 W 3650 S and 3015 to 3137 W Lehman Ave.



GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting a **General Plan change** from Institutional or High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex, minimum lot size 8,000 square feet) and RM (Residential, Multi-family) to CC (City Center). The property is located at 3060 W 3650 South and from 3015 to 3137 West Lehman Ave. on 7.6 acres. (Staff - **Steve Pastorik** at 801-963-3545)



GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting a **General Plan change** from Institutional or High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex, minimum lot size 8,000 square feet) and RM (Residential, Multi-family) to CC (City Center). The property is located at 3060 W 3650 South and from 3015 to 3137 West Lehman Ave. on 7.6 acres. (Staff - **Steve Pastorik** at 801-963-3545)



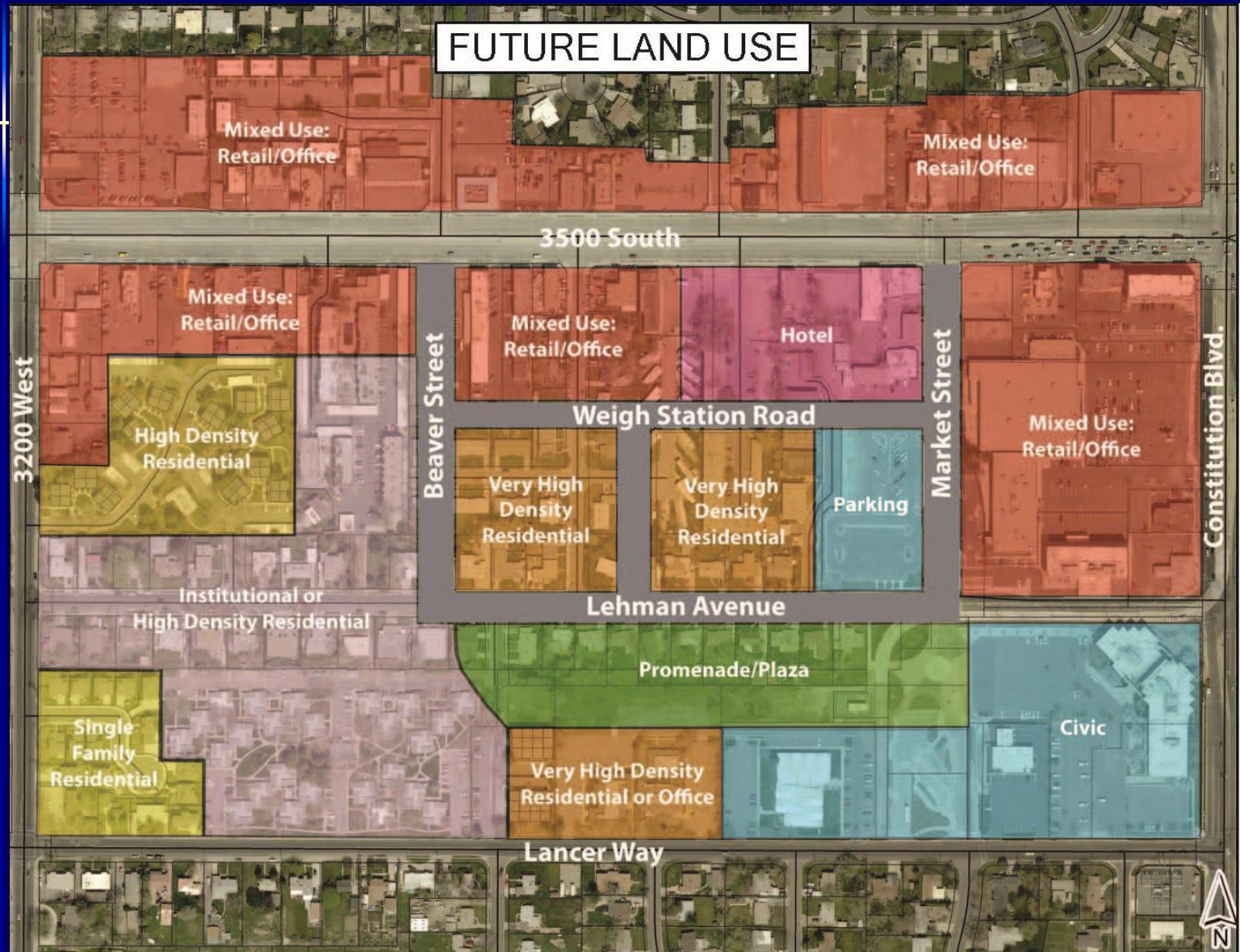
GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



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West Valley Promenade

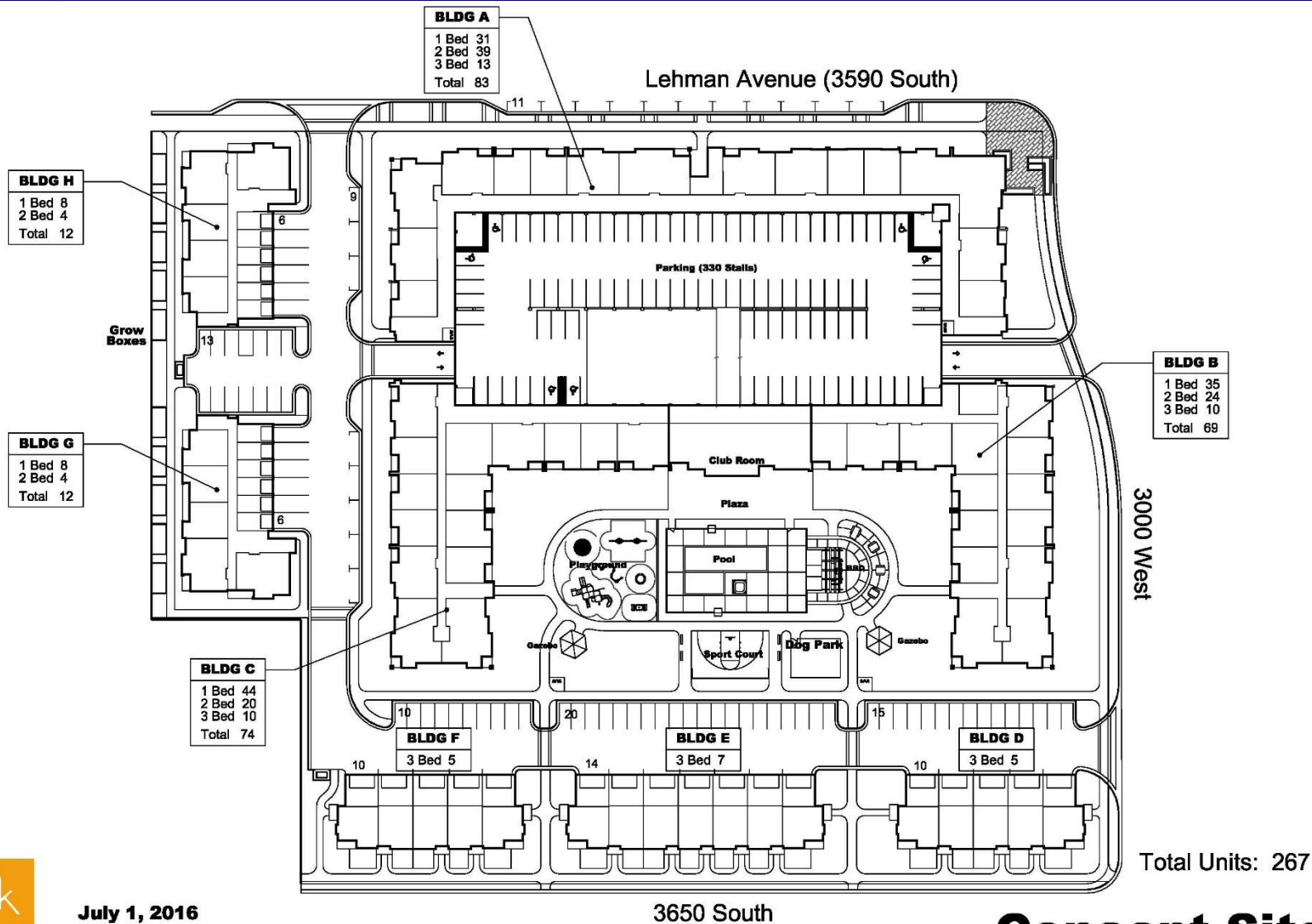
5.10.2011



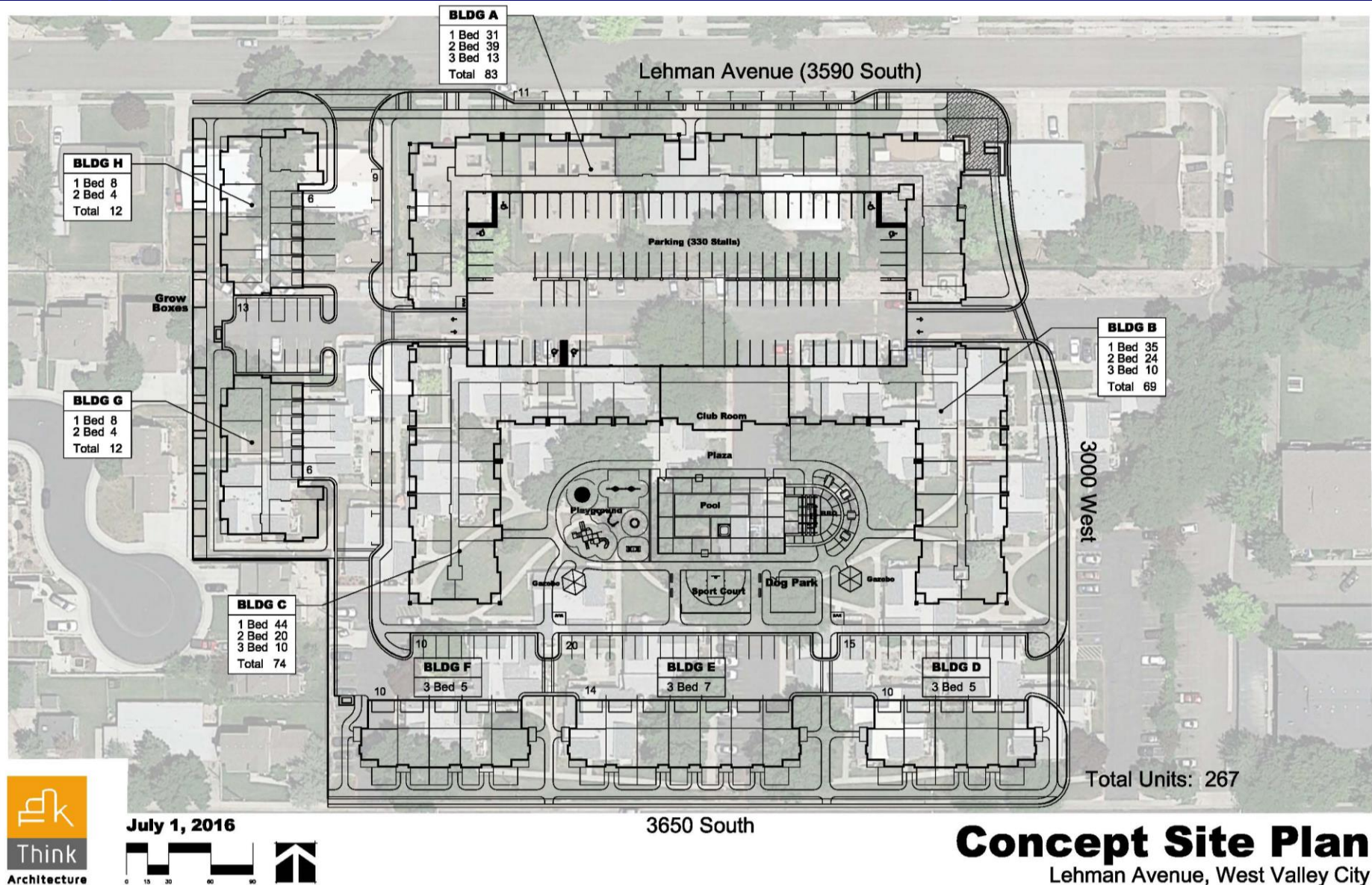
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These drawings are available for information and evaluation by clients, consultants, architects, government agencies, vendors, and other personnel only in accordance with the rules.



- [illegible]

TOTAL AREA WITHIN PROPERTY BOUNDARY	274,804 sf	100%
BUILDING FOOTPRINT (buildings A-H and club room)	91,721 sf	
PARKING STRUCTURE	38,153 sf	
ON GRADE PARKING	45,323 sf	
TOTAL HARD SURFACE	175,197 sf	64%
TOTAL OPEN SPACE	98,407 sf	36%

PROJECT NO. 15062
DATE: 27 JUNE 2016
REVISIONS:

SHEET TITLE:
CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER:
L101

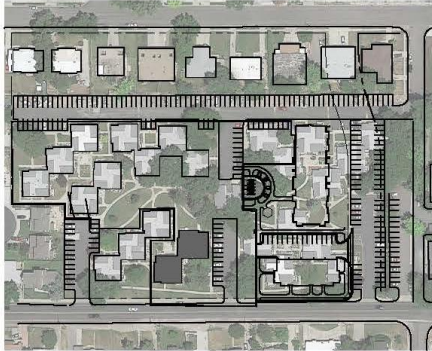
LANDSCAPE

GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)

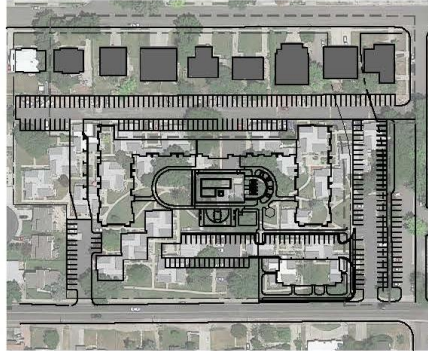
Phase One
Phase 1 Demolition



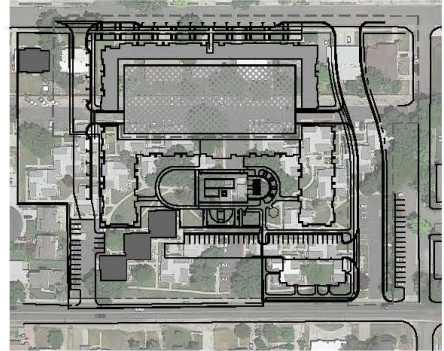
Phase Two
Phase 2 Demolition



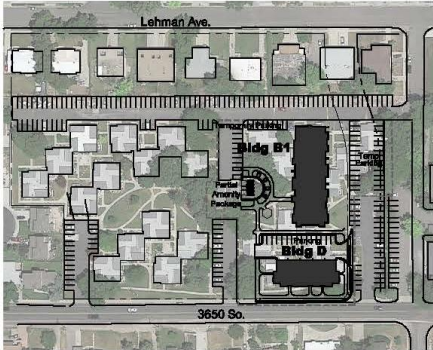
Phase Three
Phase 3 Demolition



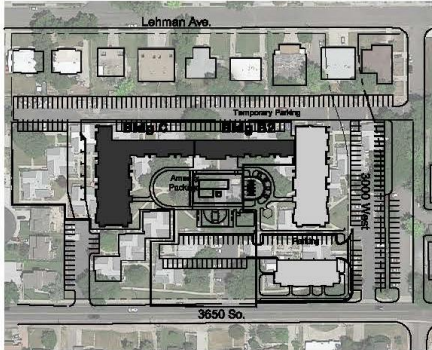
Phase Four
Phase 4 Demolition



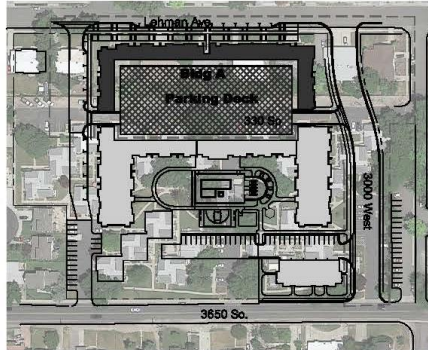
Phase 1 Construction



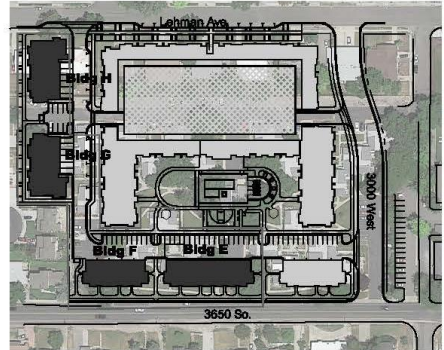
Phase 2 Construction



Phase 3 Construction



Phase 4 Construction



	1 Bed	2 Bed	3 Bed	
Bldg B1 (East)	30	10	10	50 Units
Bldg D			5	5 Units
Existing Units	56			56 Units
Total Units	86	10	15	111 Units
Total Parking Spaces				229 Sp

(2.06 Sp/Unit)

	1 Bed	2 Bed	3 Bed	
Bldg B2	5	14		19 Units
Bldg C	44	20	10	74 Units
Existing Units	12			12 Units
Total Units (Phase 1)	30	10	15	55 Units
Total Units	91	44	25	160 Units
Total Parking Spaces				265 Sp

(1.65 Sp/Unit)

	1 Bed	2 Bed	3 Bed	
Bldg A	31	39	13	83 Units
Existing Units	12			12 Units
Total Units (Phases 1 & 2)	79	39	25	143 Units
Total Units	122	78	38	238 Units
Total Parking Spaces				420 Sp

(1.76 Sp/Unit)

	1 Bed	2 Bed	3 Bed	
Bldg E & F			12	12 Units
Bldg G & H	16	8		24 Units
Total Units (Phases 1-3)	110	83	38	231 Units
Total Units	126	91	50	267 Units
Total Parking Spaces				460 Sp

(1.72 Sp/Unit)

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NORTH-EAST PERSPECTIVE

GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



NORTH-WEST PERSPECTIVE

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SOUTH-WEST PERSPECTIVE

GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



EAST PARKING STRUCTURE BRIDGE

GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



WEST PARKING STRUCTURE BRIDGE

GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



NORTH-WEST SENIOR HOUSING

GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



SOUTH-WEST TOWNHOMES

GPZ-1-2016 Petition by **WEST VALLEY CITY** requesting an **amendment to the General Plan** of West Valley City by reclassifying the following described property from Institutional and High Density Residential to Very High Density Residential and a **zone change** from R-2-8 (Residential Duplex) and RM (Residential Multi-Family) to CC (City Center). The property is located at 3060 W 3650 S & 3015-3037 W Lehman Ave on 7.6 acres. (Staff – **Steve Pastorik** at 801-963-3545)



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Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with the Housing Authority of the County of Salt Lake (HACSL).

SYNOPSIS:

This resolution authorizes a development agreement between the City and HACSL to establish minimum standards for an apartment development at 3060 W 3650 S.

BACKGROUND:

West Valley City staff has submitted an application (GPZ-1-2016) on 7.6 acres to change the zoning from R-2-8 (Residential Duplex, minimum lot size 8,000 square feet) and RM (Residential, Multi-family) to CC (City Center) and to change the General Plan from Institutional or High Density Residential to Very High Density Residential. The Planning Commission recommended approval of the General Plan/zone change subject to a development agreement.

The proposed development agreement addresses the following topics:

1. the extension of 3030 West from Lehman Avenue to Lancer Way;
2. unit cap, unit mix and unit sizes;
3. architectural features/design including exterior materials and interior finishes;
4. project amenities including the amount of open space and
5. project phasing, management and maintenance.

The City Center Zone allows exceptions to the requirements of the Zone through a development agreement. This was done for the Embassy Suites, The Residences at Fairbourne Station and Granger Medical. For this project, two exceptions are requested as outlined in Exhibit C of the development agreement. These proposed exceptions are described below:

1. The ordinance requires fence materials to be masonry or wrought iron style metal. The first exception request is to allow vinyl fencing along Lancer Way (3650 South).
2. The ordinance requires a minimum building height of 5 stories or 60' for all buildings except the three townhome buildings along the south portion of the property. The second exception request is to allow a 2 story minimum height for the two buildings along the west side of the property.

RECOMMENDATION:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO
A DEVELOPMENT AGREEMENT WITH THE HOUSING
AUTHORITY OF THE COUNTY OF SALT LAKE FOR
APPROXIMATELY 5.63 ACRES OF PROPERTY LOCATED AT
APPROXIMATELY 3060 WEST 3650 SOUTH.**

WHEREAS, the Housing Authority of the County of Salt Lake (herein “Developer”) owns real property within the limits of West Valley City, Utah, on which Developer proposes to redevelop existing multifamily housing and develop new multifamily housing (herein the “Project”); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding development agreement (herein “Agreement”); and

WHEREAS, Developer is willing to design and develop the Project in a manner that is in harmony with the City’s Master Plan and long-range development objectives, and which addresses the more specific planning issues set forth in this Agreement; and

WHEREAS, West Valley City, acting pursuant to its authority under §10-9a-101 *et seq.*, Utah Code Annotated 1953, as amended, and City ordinances and land-use policies, has made certain determinations with respect to the proposed Project, and in the exercise of its legislative discretion, has elected to approve this Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between West Valley City and Developer is hereby approved in substantially the form attached, and that the Mayor and City Manager are hereby authorized to execute said Agreement for and on behalf of the City, upon approval of the final form of the Agreement by the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____,
2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the “Agreement”) is entered into this _____ day of _____, 2016, by and between the Housing Authority of the County of Salt Lake, a body corporate and politic of the State of Utah and its successors and assigns (herein “Developer”), for the land to be included in or affected by the project located at approximately 3060 West 3650 South in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the “City”).

RECITALS

WHEREAS, Developer owns approximately 5.63 acres of real property located at 3060 West 3650 South in West Valley City, Utah, as described in Exhibit “A” (the “Property”), on which Developer proposes to redevelop a housing development (the “Project”); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding Development Agreement (the “Agreement”); and

WHEREAS, Developer is willing to restrict the property in a manner that is in harmony with the objectives of the City’s master plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, U.C.A. §10-9a-101, *et seq.*, and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property.**
 - a. The legal description of the Property contained within the Project boundaries is attached as Exhibit “A.” Except as set forth in subsection 1(b) below, no additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

- b. In the event that Developer obtains the property described in Exhibit “B”, that property shall be additional property subject to the provisions of this Agreement. Property dedicated by plat by Developer to and accepted by the City for use as a public street or park shall no longer be subject to the provisions of this Agreement.

2. **Reserved Legislative Powers.** Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer’s vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Design and Construction Standards.** Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees (unless waived by the City in the City’s sole discretion), and compliance with the City’s design and construction standards.

4. **Specific Design Conditions.** The Project shall be developed and constructed as set forth in the specific design conditions set forth in Exhibits “C” and “D”. The Project shall also comply with all requirements set forth in the minutes of the Planning Commission and City Council hearings on this matter.

5. **Property Management.** The Project shall be managed and maintained in accordance with the standards set forth in Exhibit “E”. In order to further the City and the County’s shared objective of facilitating the highest quality affordable housing, the Project shall be a residential project with a portion of the project subject to federal low income housing tax credit restriction.

6. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property.

7. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual, or entity without assigning also the responsibilities arising hereunder and having the other party assume such responsibilities. This restriction on assignment is not intended to prohibit or impede the sale by Developer, including, without limitation, a transfer to a special purpose entity formed by the Developer to own and develop the Property and assume the obligations hereunder, which transfer and assignment may be done without the consent of the City.

8. **No Joint Venture, Partnership or Third Party Rights.** This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties, except as expressly provided herein. This provision shall not operate to prohibit any notice required by law or to comply with the requirements of federal agencies.

9. **Integration, Modification, and Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits A, B, C, D, and E are hereby incorporated into this Agreement.

10. **Documentation.** Upon request, the Developer shall provide the City with all records, documentation, or evidence necessary to demonstrate full and ongoing compliance with the terms of this Agreement.

11. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:
Lake

Housing Authority of the County of Salt
Attn: Executive Director
3595 South Main Street
Salt Lake City, Utah 84115-4434

With a copy to:

Ballard Spahr LLP
Attn: Ryan R. Warburton
201 South Main, Suite 800
Salt Lake City, Utah 84111

TO CITY:

West Valley City
Wayne Pyle, City Manager
3600 Constitution Blvd.
West Valley City, Utah 84119

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

12. **Choice of Law and Venue.** Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

13. **Court Costs.** In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing party shall be entitled to an award of reasonable court costs, including reasonable attorney's fees.

14. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

15. **RAD Rider.** Attached hereto and incorporated herein is Exhibit F (the "RAD Rider").

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

(signatures follow)

**HOUSING AUTHORITY OF THE COUNTY
OF SALT LAKE**

By: _____
Janice Kimball, Executive Director

State of _____)
:ss
County of _____)

On this _____ day of _____, 2016, personally
appeared before me Janice Kimball, whose identity is personally known to me or proved to me
on the basis of satisfactory evidence to be the person whose name is subscribed to this
instrument, and affirmed that she is the Executive Director of the Housing Authority of the
County of Salt Lake, and that said document was signed by her in behalf of the Housing
Authority of the County of Salt Lake by authority of its bylaws or a Resolution of its Board of
Directors.

Notary Public

WEST VALLEY CITY

By: _____
Mayor Ron Bigelow or Designee

ATTEST:

City Recorder

Approved as to Form and Legality:

WEST VALLEY CITY ATTORNEY

By: _____
Date: _____

(Development Agreement Signature Page)

EXHIBIT A
LEGAL DESCRIPTION

PARCEL #: 15-33-105-020

BEG ON N LINE OF 3650 SOUTH STREET, S 0°00'20" W 1350.32 FT & N 89°56'20" E 396 FT & N 0°00'20" E 25 FT FR NW COR SEC 33, T 1S, R 1W, SL MER, N 89°56'20" E 589.5 FT; N 0°00'20" E 240.97 FT; N 89°56'20" E 54.5 FT; N 0°00'20" E 130.26 FT; S 89°56'20" W 739.9 FT; S 0°00'20" W 201.54 FT; N 89°56'20" E 95.9 FT; S 0°00'20" W 169.02 FT TO BEG.
5.63 AC.

EXHIBIT B
FUTURE ACQUISITIONS

PARCEL #: 15-33-105-012

LOT 33 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-011

LOT 32 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-010

LOT 31 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-009

LOT 30 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-008

LOT 29 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-007

LOT 28 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-006

LOT 27 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-005

LOT 26 LEHMAN SUBDIVISION

PARCEL #: 15-33-105-004

LOT 25 LEHMAN SUBDIVISION

EXHIBIT C
DESIGN CONDITIONS

1. The Developer shall extend 3030 West between Lehman Avenue and Lancer Way (3650 South). This new road shall consist of 36' of concrete pavement, curb and gutter, a 5' parkstrip on both sides of the road and a 5' sidewalk on both sides of the road. These improvements shall be constructed with a 61' right-of-way which shall be dedicated to the City. The exact location of the road right-of-way shall be determined during the conditional use review process.
2. The Project shall consist of no more than 267 units.
3. The unit mix for the Project shall be 126 one bedroom units, 91 two bedroom units and 50 three bedroom units.
4. Unit sizes shall be at least 579 square feet for one bedroom units, 850 square feet for two bedroom units, and 1,081 square feet for three bedroom units as shown on the Unit Plans in Exhibit D.
5. A total of 461 parking stalls shall be provided. The mix of parking shall be as follows: 330 stalls in the parking structure, 46 stalls in garages, 11 stalls along Lehman Avenue, 8 stalls covered by carports, and 66 uncovered surface stalls.
6. Exterior materials shall be brick, fiber cement siding and stucco.
7. All units shall include a washer and dryer.
8. All units shall include 9' ceilings, 2 tone paint, luxury vinyl tile (LVT) flooring, energy star appliances, 2 inch horizontal window coverings and TV/phone/data access.
9. All units shall have a private patio, deck, porch or balcony with a minimum area of 50 square feet.
10. Project amenities shall include:
 - a. a barbeque area and pavilion
 - b. a gazebo
 - c. a playground
 - d. a swimming pool with minimum dimensions of 20' x 50' and an adjoining wading pool with minimum dimensions of 20' x 20'
 - e. a hot tub with minimum dimensions of 12' x 12'
 - f. a half-court sports court

- g. a dog park with minimum dimensions of 25' x25'
 - h. an exercise room with at least 900 square feet
 - i. a clubhouse/common party room
 - j. a resident business center/computer lab
11. Full time on-site management and maintenance staff shall be provided for the Project.
12. For buildings with pitched roofs, air conditioning units shall be located on the ground level and screened from the public street with landscaping. If air conditioning units for flat roofed buildings are located on the roof, the air conditioning units shall be screened from view from adjoining streets through parapet walls.
13. A minimum of 35% open space shall be provided.
14. As fiber is provided directly to this site, the Developer shall connect to the UTOPIA fiber network and offer that service to its residents.
15. No fencing shall be installed in the space between the public sidewalks and buildings along Lehman Avenue and 3030 West. Any fencing installed between the public sidewalk and buildings along Lancer Way (3650 South) shall be limited to 3' tall fencing.
16. There shall be walking paths through the Project connecting to buildings, amenities and public sidewalks as shown on the Concept Site Plan in Exhibit D.
17. Upon completion of all of the on-site improvements, the Developer shall provide a letter to the City from an independent engineering firm which certifies that all of the on-site improvements are completed as shown on the plans approved by the City. For the purposes of this agreement, on-site improvements shall include landscaping, irrigation, private streets, sidewalks, parking, lighting, fencing, outdoor recreational amenities and other similar improvements.
18. If the name "Fairbourne Station" is used in the name of the Project or in any of the marketing material for the Project, the Developer shall use the City's logo and brand standard usage guide.
19. The Developer shall be responsible for all parkstrip maintenance.
20. Landscaping shall be installed substantially as indicated on the Conceptual Landscape Plan in Exhibit D.
21. The Project shall be developed substantially as indicated on the Concept Site Plan in Exhibit D.

22. Phasing of the project shall occur as indicated on the Phasing Plan in Exhibit D.
23. Off-site improvements along Lehman Avenue shall be installed in accordance with the standards outlined in Section 7-6-1606 of the West Valley City Zoning Ordinance.
24. The buildings shall be constructed substantially as indicated on the Renderings of Buildings included in Exhibit D.
25. As allowed in Section 7-6-1604 of the City's Zoning Ordinance, the following exceptions to the City Center (CC) Zone are hereby granted:
 - a. The ordinance requires fence materials to be masonry or wrought iron style metal. The Project may include vinyl fencing along Lancer Way (3650 South).
 - b. The ordinance requires a minimum building height of 5 stories or 60' for all buildings except the three townhome buildings along the south portion of the property (Buildings D, E and F on the Concept Site Plan in Exhibit D). A 2 story minimum height shall be allowed for the two buildings along the west side of the property (Buildings G and H on the Concept Site Plan in Exhibit D).
26. The following plans are included in Exhibit D:
 - a. Concept Site Plan
 - b. Phasing Plan
 - c. Conceptual Landscape Plan
 - d. Unit Plans
 - e. Renderings of Buildings

EXHIBIT D
SITE PLAN AND ELEVATIONS

EXHIBIT E
MANAGEMENT STANDARDS

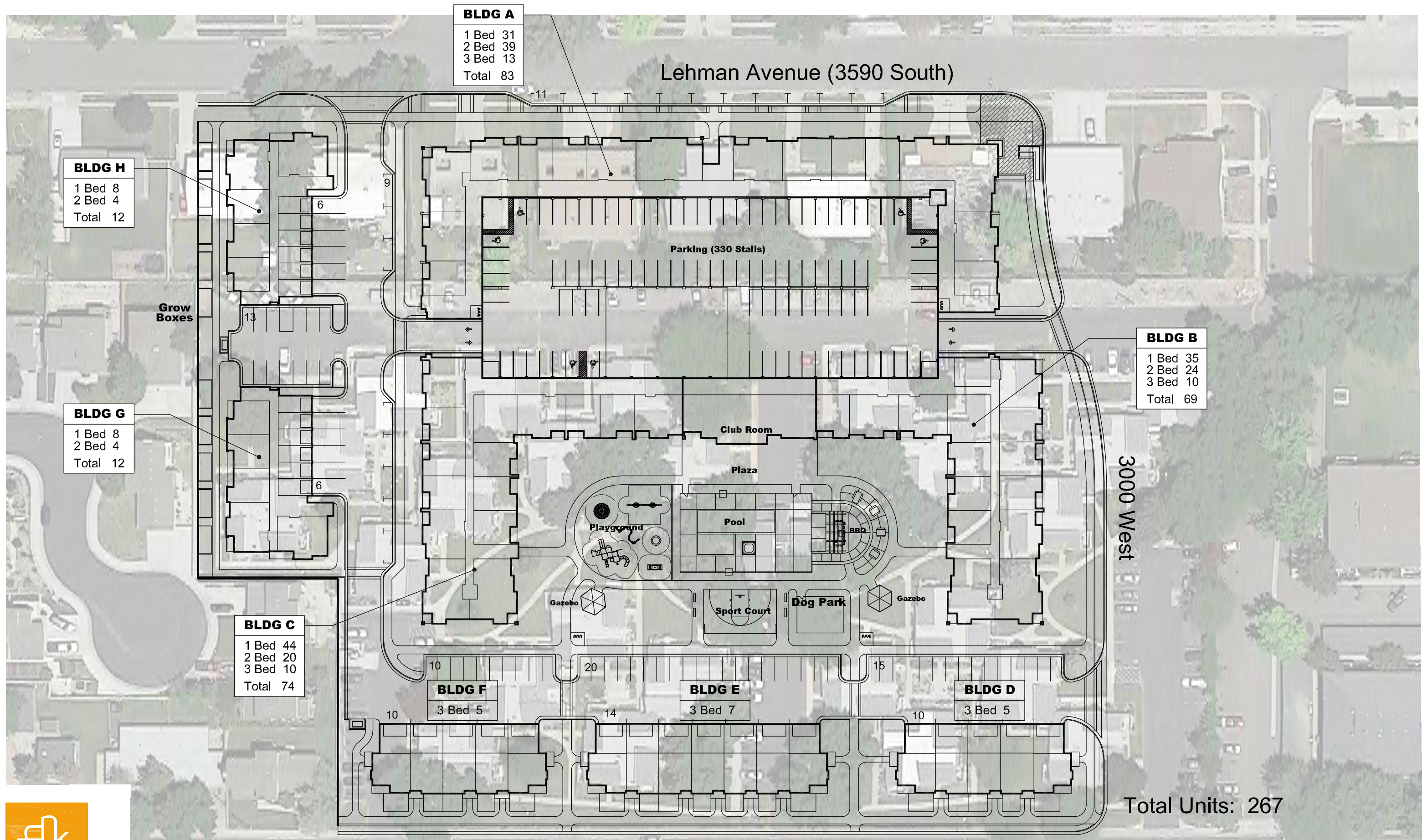
- 1) Sidewalks, steps, entrance halls, walkways, and stairs shall not be obstructed or used for any purpose other than ingress or egress, including but not limited to storage.
- 2) Apartments and communal areas may not be used for any business.
- 3) Developer shall either retain a private property manager approved by the City or manage the property itself, with the Developer being ultimately responsible to ensure that the property is managed in accordance with this Agreement. The property manager shall conform to the following standards:
 - a. The property manager shall submit a property management plan to the City for the City's approval prior to accepting any engagement to manage the Property. The property management plan shall include provisions for the maintenance of the property, including but not limited to painting, routine upkeep, appliance maintenance, window washing, and similar activities.
 - b. The property manager shall obtain and maintain a West Valley City business license.
 - c. The property manager shall ensure that initial leases are for a minimum term of one year.
 - d. The property manager shall maintain the property in accordance with the management plan, City ordinances, and the provisions of this Agreement.
 - e. The property manager shall conduct a criminal background check on all prospective tenants. Tenants on the Utah Sex Offender Registry or currently subject to a registration requirement shall not be permitted. Tenants with a criminal conviction for an offense involving violence or distribution of controlled substances within the last three years shall not be permitted. With regard to other criminal convictions, the property manager shall evaluate applications in accordance with a policy adopted by the property manager to protect the Property and residents.
 - f. The property manager shall diligently inspect units, common areas, and landscaping and shall take action to remedy any violations of the West Valley

City Municipal Code or this Agreement within 48 hours, unless otherwise agreed by the City.

- g. The property manager shall take prompt action against tenants materially violating the lease rules or participating in or causing a violation of the West Valley City Municipal Code or this Agreement.
 - h. Upon request, the property manager shall provide the City with any documentation reasonably required by the City to demonstrate compliance with City ordinances or this Agreement.
- 4) Patios and balconies are to be kept neat and orderly at all times. Nothing shall be kept, stored, or left on balconies except for patio furniture that is designed and constructed for outdoor use and living and well maintained potted plants. Patio furniture may include tables and chairs and must be constructed primarily of metal, glass, or wood. Patio furniture primarily constructed of plastic, resin, or similar materials is not permitted. Sunshades and hanging fabrics are not permitted. Bathing suits, brooms, mops, rugs, clothing, towels, or similar materials may not be hung on balconies.
 - 5) The use or storage of charcoal burners, liquid petroleum, gas fueled, or other open flame cooking devices is prohibited inside apartments and on patios and balconies.
 - 6) All landscaping must be maintained in accordance with the West Valley City Municipal Code and the landscaping plans submitted to the City as part of this Agreement and any other land use approvals. All landscaping must be weed and litter free.
 - 7) All parking areas must be well maintained, free of potholes, and free of litter.
 - 8) Garages must be used for vehicle storage. The use of garages as accessory storage units is not permitted.
 - 9) Smoking is not permitted on any part of the Property.
 - 10) Residents committing illegal acts or causing nuisances shall be removed from the Property.
 - 11) Only those persons listed as residents in the lease agreement shall be permitted to live in the apartments.
 - 12) No items shall be hung in windows except for curtains and blinds. Blankets, sheets, towels, sunshades, aluminum foil, and similar items are not permitted in windows.

13) In accordance with the RAD Rider attached hereto as Exhibit F, the property manager shall manage the Property in accordance with federal, state, and local law. These management standards shall not be construed to require the violation of any such law.

EXHIBIT F
RAD RIDER



HACSL
WEST VALLEY HOUSING
LEHMAN AVENUE
WEST VALLEY CITY, UTAH

PROJECT NO. 15062
DATE: 27 JUNE 2016

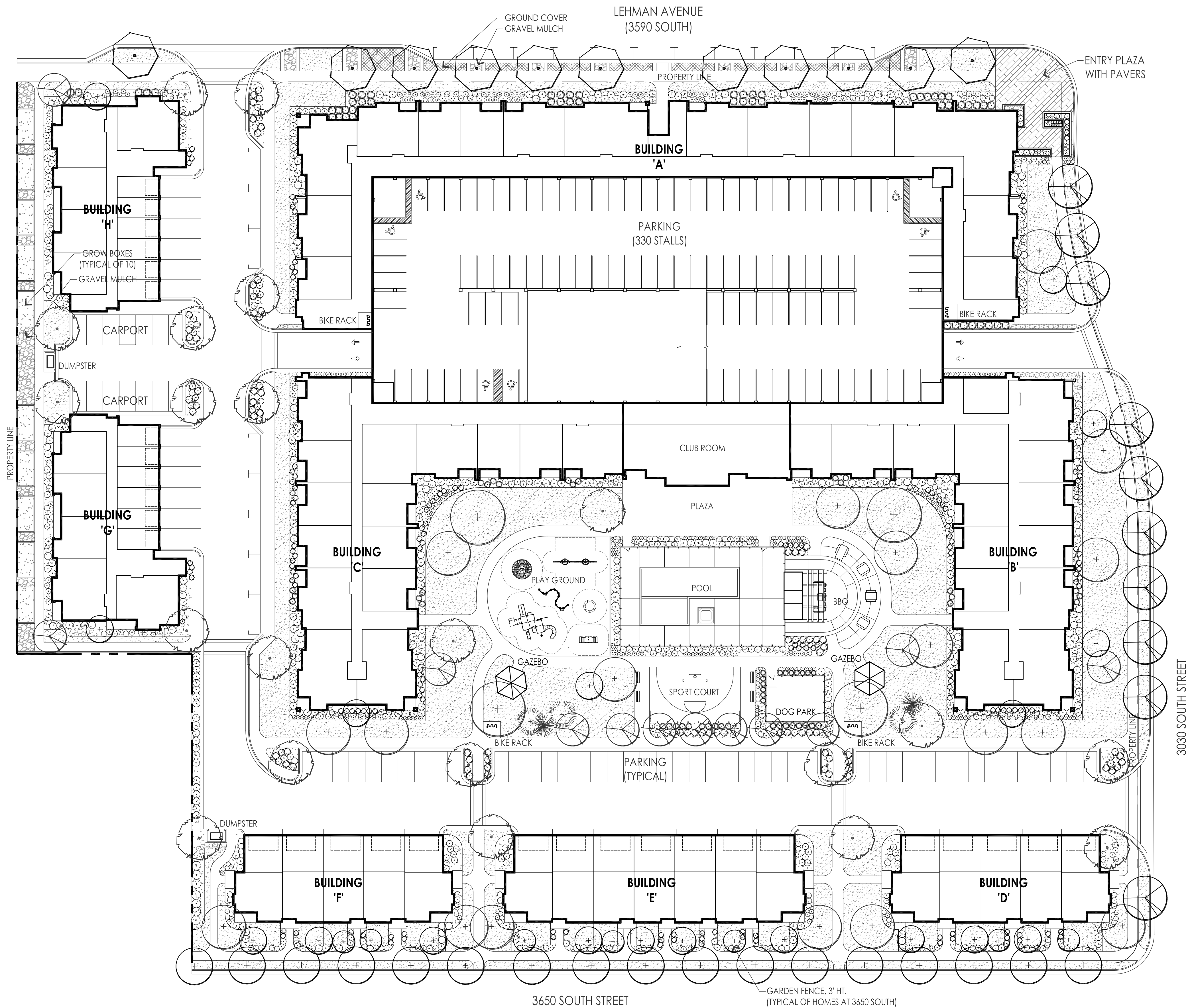
REVISIONS:

SHEET TITLE:
CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER:

L101

LANDSCAPE



PLANTING LEGEND

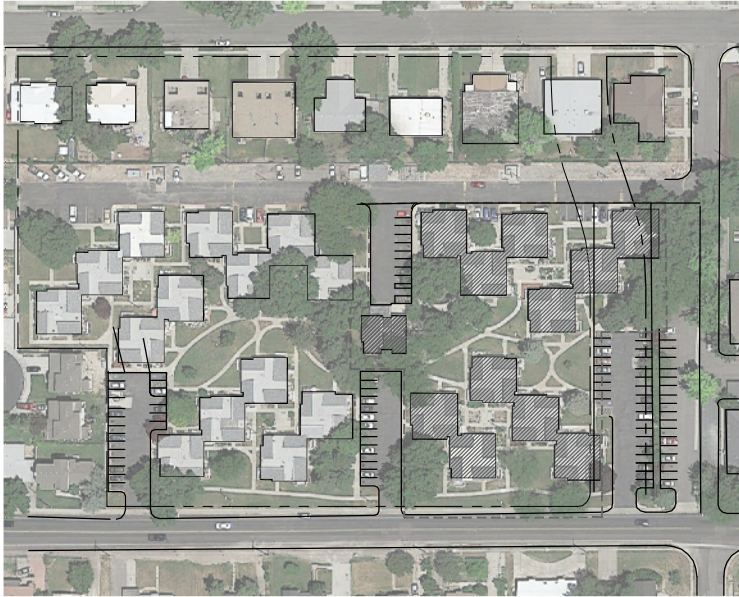
- EVERGREEN TREES**
AUSTRIAN PINE
BAKERI SPRUCE
- SHADE TREES**
BURR OAK
'GREEN VASE' ZELKOVA - AT 3030 SO. STREET FRONTAGE
CRIMEAN LINDEN - AT 3650 SOUTH STREET FRONTAGE
MIYABI MAPLE - AT LEHMAN AVENUE FRONTAGE
OCTOBER GLORY MAPLE
SHADEMASTER HONEYLOCUST
- ORNAMENTAL / FLOWERING TREES**
COLUMNAR SARGENT FLOWERING CHERRY
FLAME MAPLE
'GLEN'S FORM' CALLEY PEAR
- SHRUBS**
ABBOTSWOOD POTENTILLA
ALPINE CURRENT
ANTHONY WATERER SPIREA
BLUE MIST SPIREA
BUFFALO JUNIPER
DWARF KOREAN LILAC
DWARF MUCO PINE
DWARF SPREAD ENGL. YEW
JACKMAN POTENTILLA
KELSEY DWARF DOGWOOD
KNOCK-OUT ROSE
MISS KIM LILAC
NEON FLASH SPIREA
OTTO LUYKEN LAUREL
PURPLE LEAF SANDCHERRY
REDTWIG DOGWOOD
RUBY CAROUSEL BARBERRY
SUMMER WINE NINEBARK
- ORNAMENTAL GRASSES**
BLUE OAT GRASS
KARL FOERSTER FEATHER GRASS
PINK MUHLYGRASS
- PERENNIALS**
BLUE QUEEN SAGE, SALVIA
EARLY SUNRISE TICKSEED
ROSE SAXIFRAGA
SNOW LADY SHASTA DAISY
HAPPY RETURNS DAYLILY
MIRACLE MAID DAYLILY
STELLA DE ORO DAYLILY
PURPLE DE ORO DAYLILY
AMERICAN SWEETHEART HOSTA
STAINED GLASS HOSTA
- LAWN / TURF**
KENTUCKY BLUEGRASS BLEND
- GROUND COVER (AT LEHMAN AVENUE FRONTAGE)**
PERIWINKLE, ST. JOHNSWORT, TRAILING EUONYMUS OR LEMON THYME
- SHRUB PLANTING BED**
with 3" min. layer gravel mulch

OPEN SPACE TABULATION

TOTAL AREA WITHIN PROPERTY BOUNDARY	274,604 sf	100%
BUILDING FOOTPRINT (buildings A-H and club room)	91,721 sf	
PARKING STRUCTURE	39,153 sf	
ON GRADE PARKING	45,323 sf	
TOTAL HARD SURFACE	176,197 sf	64%
TOTAL OPEN SPACE	98,407 sf	36%

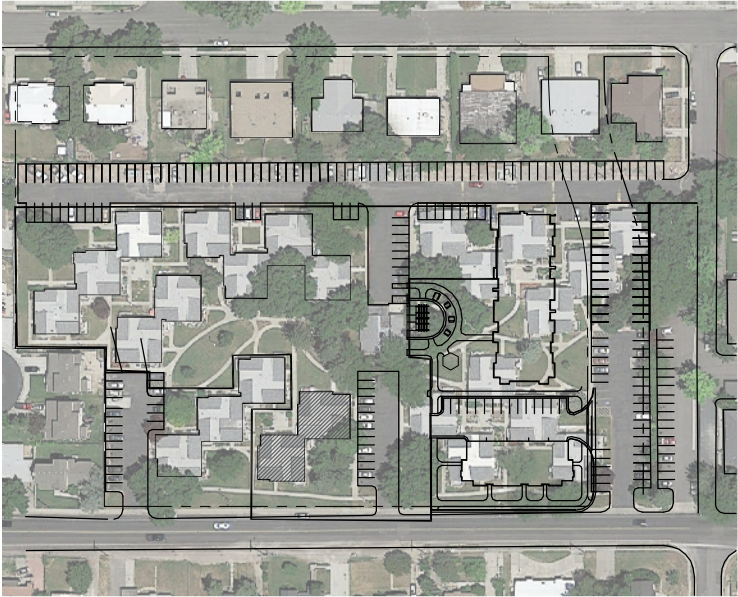
Phase One

Phase 1 Demolition



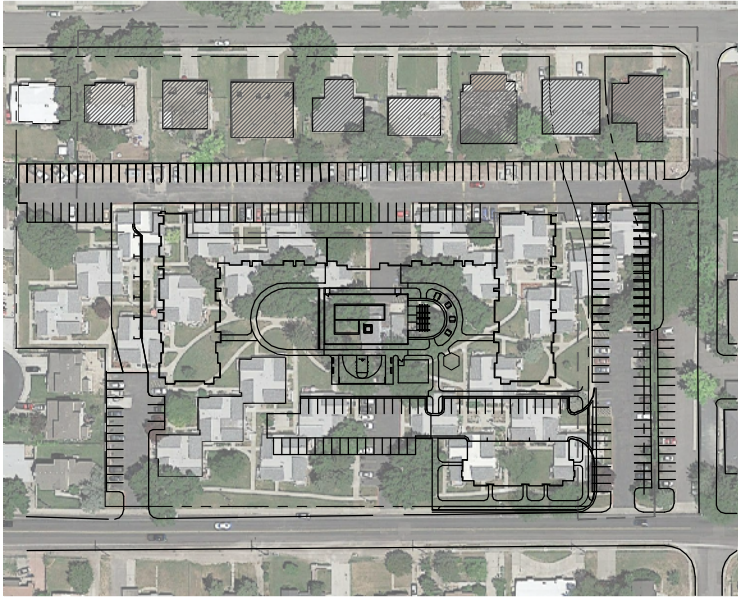
Phase Two

Phase 2 Demolition



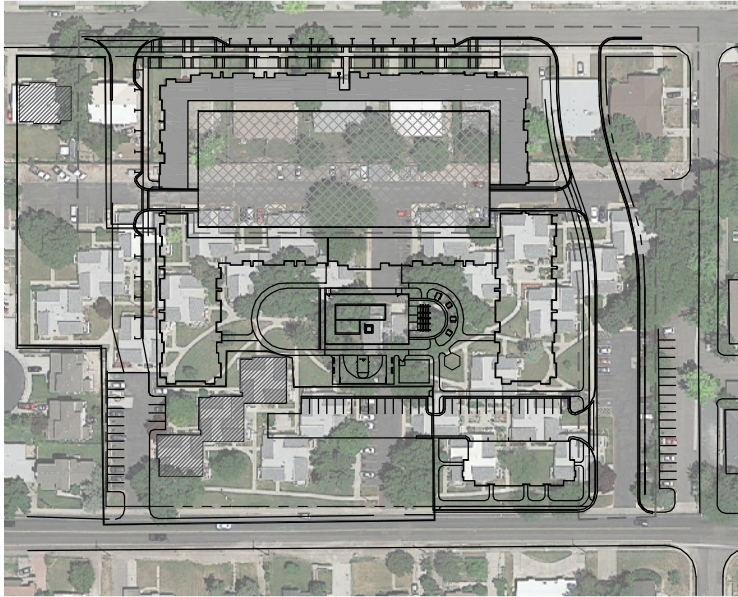
Phase Three

Phase 3 Demolition

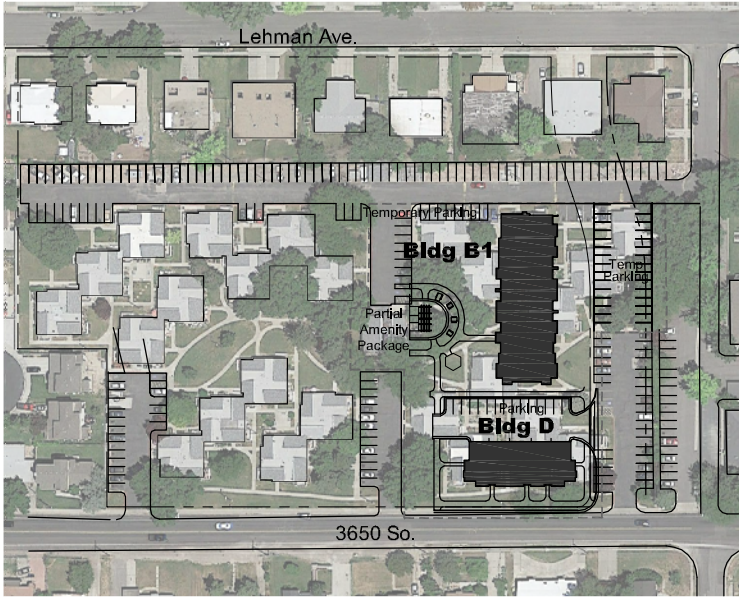


Phase Four

Phase 4 Demolition



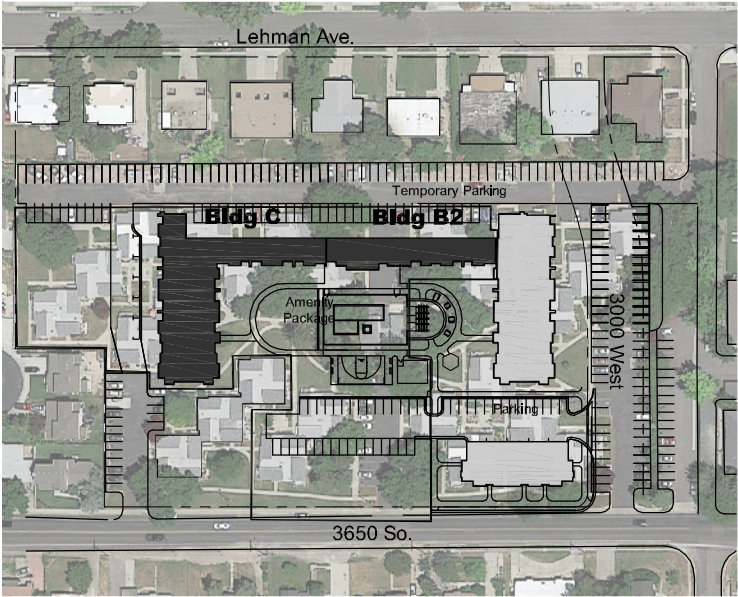
Phase 1 Construction



	1 Bed	2 Bed	3 Bed	
Bldg B1 (East)	30	10	10	50 Units
Bldg D			5	5 Units
Existing Units	56			56 Units
Total Units	86	10	15	111 Units
Total Parking Spaces				229 Sp

(2.06 Sp/Unit)

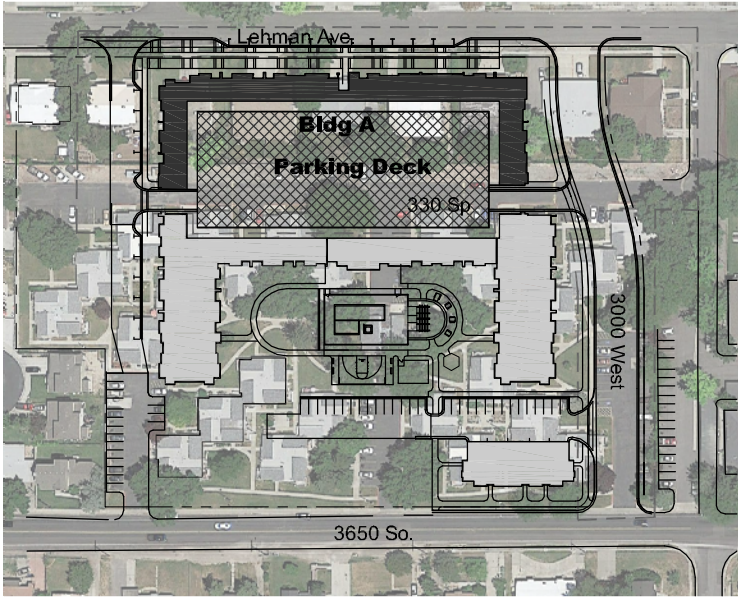
Phase 2 Construction



	1 Bed	2 Bed	3 Bed	
Bldg B2	5	14		19 Units
Bldg C	44	20	10	74 Units
Existing Units	12			12 Units
Total Units (Phase 1)	30	10	15	55 Units
Total Units	91	44	25	160 Units
Total Parking Spaces				265 Sp

(1.65 Sp/Unit)

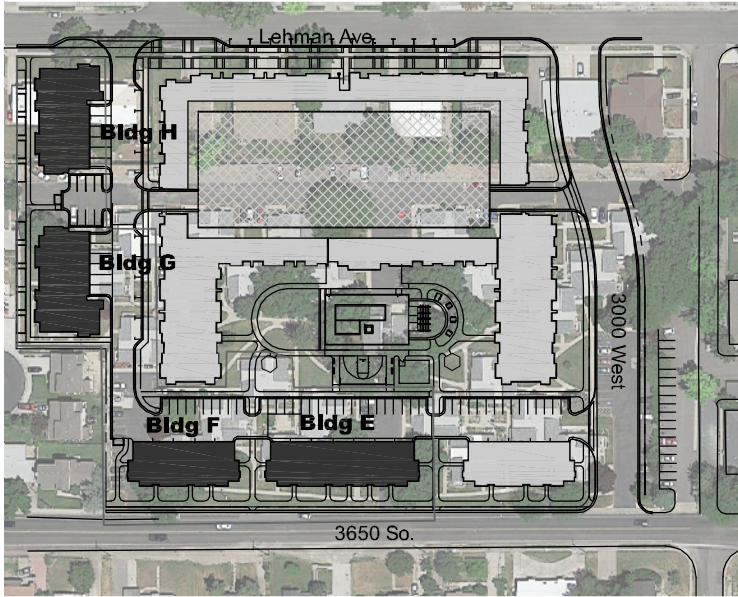
Phase 3 Construction



	1 Bed	2 Bed	3 Bed	
Bldgs A	31	39	13	83 Units
Existing Units	12			12 Units
Total Units (Phases 1 & 2)	79	39	25	143 Units
Total Units	122	78	38	238 Units
Total Parking Spaces				420 Sp

(1.76 Sp/Unit)

Phase 4 Construction

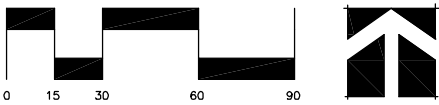


	1 Bed	2 Bed	3 Bed	
Bldg E & F			12	12 Units
Bldg G & H	16	8		24 Units
Total Units (Phases 1-3)	110	83	38	231 Units
Total Units	126	91	50	267 Units
Total Parking Spaces				460 Sp

(1.72 Sp/Unit)



June 28, 2016



Phasing Plan

Lehman Avenue, West Valley City



Architecture

- Architecture
- Landscape Architecture
- Land Planning
- Construction Management
- Interior Design

Valley Fair Housing Development
3650 South 3060 West
West Valley City, UT

Housing Authority of the County of Salt Lake (HACSL)

June 30, 2016

Phasing with Amenity Package

Phase 1 – Construct the east wing of Building 'B' and Building D for 55 new units and 56 existing units for a total of 111 units. Amenities include a common area with BBQ's, Gazebo and Playground. 229 parking stalls are provided for a parking ratio of 2 stalls per unit.

Phase 2 – Complete the west wing of Building 'B' and all of Building 'C' for 93 new units and 67 existing units for a total of 160 units. The full amenity plaza is completed in this phase to include a 20' x 50' sport pool with an adjoining 20' x 20' wading pool with a zero entry for accessibility. A 12' x 12' hot tub surrounded by an 18" high transfer wall is also included. A BBQ pavilion, sports court (half-court) and a 25' x 25' dog park are constructed at this time. Inside there will be a 900 square foot exercise room and a large common party room. 265 parking stalls are provided for a parking ratio of 1.65 stalls per unit.

Phase 3 – All of building A, the parking structure (330 stalls), Lehman Avenue improvements and the 3000 West road improvements are constructed. Building A adds 83 new units bringing the total unit count to 238 units. This phase will add a resident business office/computer lab and an expanded leasing office. 420 parking stalls are provided for a parking ratio of 1.76 stalls per unit.

Phase 4 – The project is completed with the construction of buildings E, F, G and H. This will add 36 units bringing the total unit count to 267 units. Total parking is 460 stalls for a final ratio of 1.72 parking stalls per unit.

Unit Amenities:

- 9 foot ceilings
- 2 tone paint
- LVT upgraded floor covering
- energy star appliances
- washer and dryer included in each unit
- Triple Play data/telephone
- 2 inch horizontal window coverings
- private patios

5151 South 900 East
Suite 200
Salt Lake City, Utah 84117

P • 801.269.0055

www.thinkaec.com



NORTH-EAST PERSPECTIVE



NORTH-WEST PERSPECTIVE

HACSL VALLEY FAIR VILLAGE

PROJECT ADDRESS



SOUTH-WEST PERSPECTIVE

HACSL VALLEY FAIR VILLAGE

PROJECT ADDRESS



SOUTH-EAST PERSPECTIVE

HACSL VALLEY FAIR VILLAGE

PROJECT ADDRESS



EAST PARKING STRUCTURE BRIDGE

HACSL VALLEY FAIR VILLAGE

PROJECT ADDRESS



WEST PARKING STRUCTURE BRIDGE

HACSL VALLEY FAIR VILLAGE

PROJECT ADDRESS



NORTH-WEST SENIOR HOUSING

HACSL VALLEY FAIR VILLAGE

PROJECT ADDRESS



SOUTH-WEST TOWNHOMES

SOUTH-EAST AERIAL



HACSL VALLEY FAIR VILLAGE

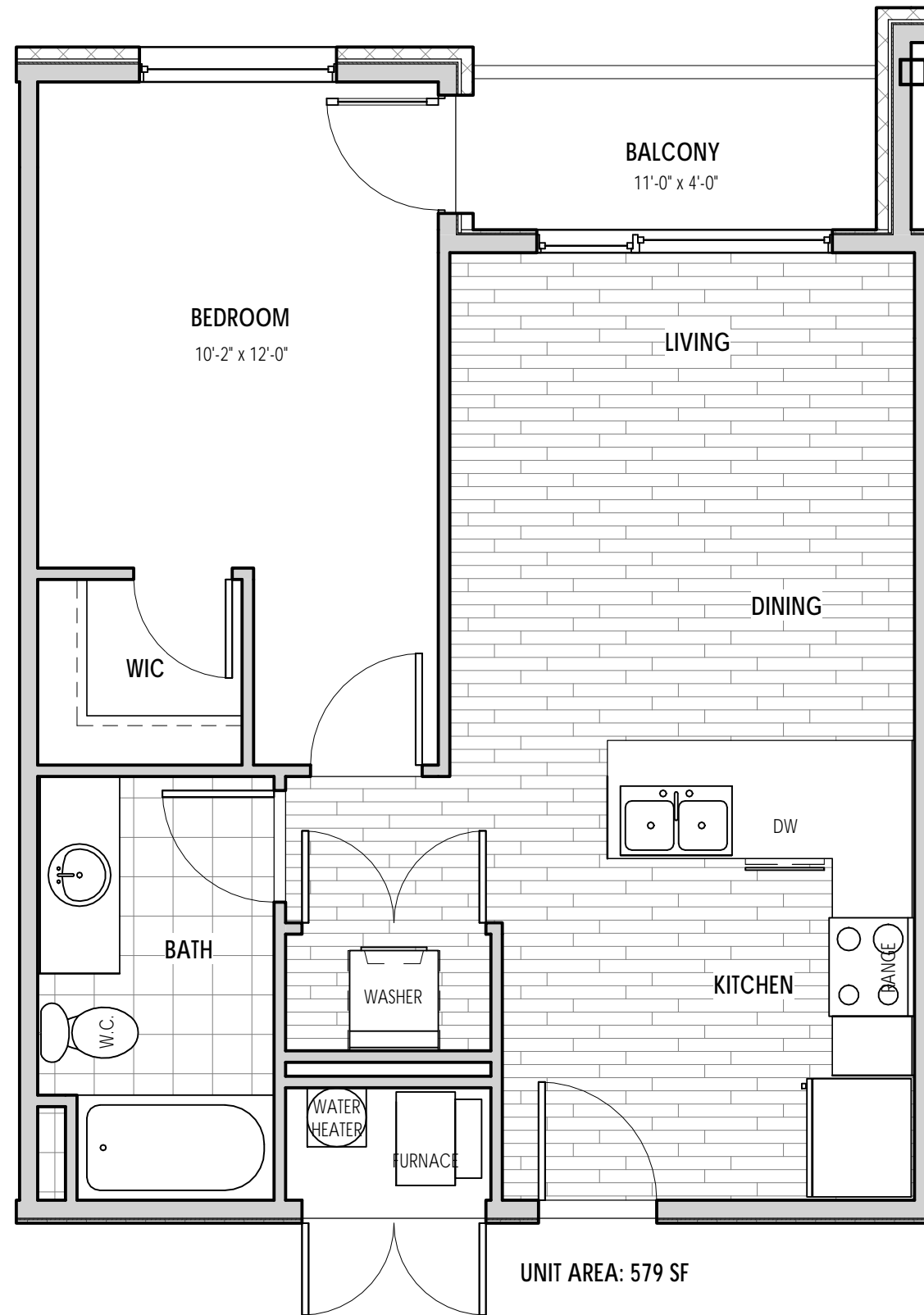
PROJECT ADDRESS

SOUTH-WEST AERIAL

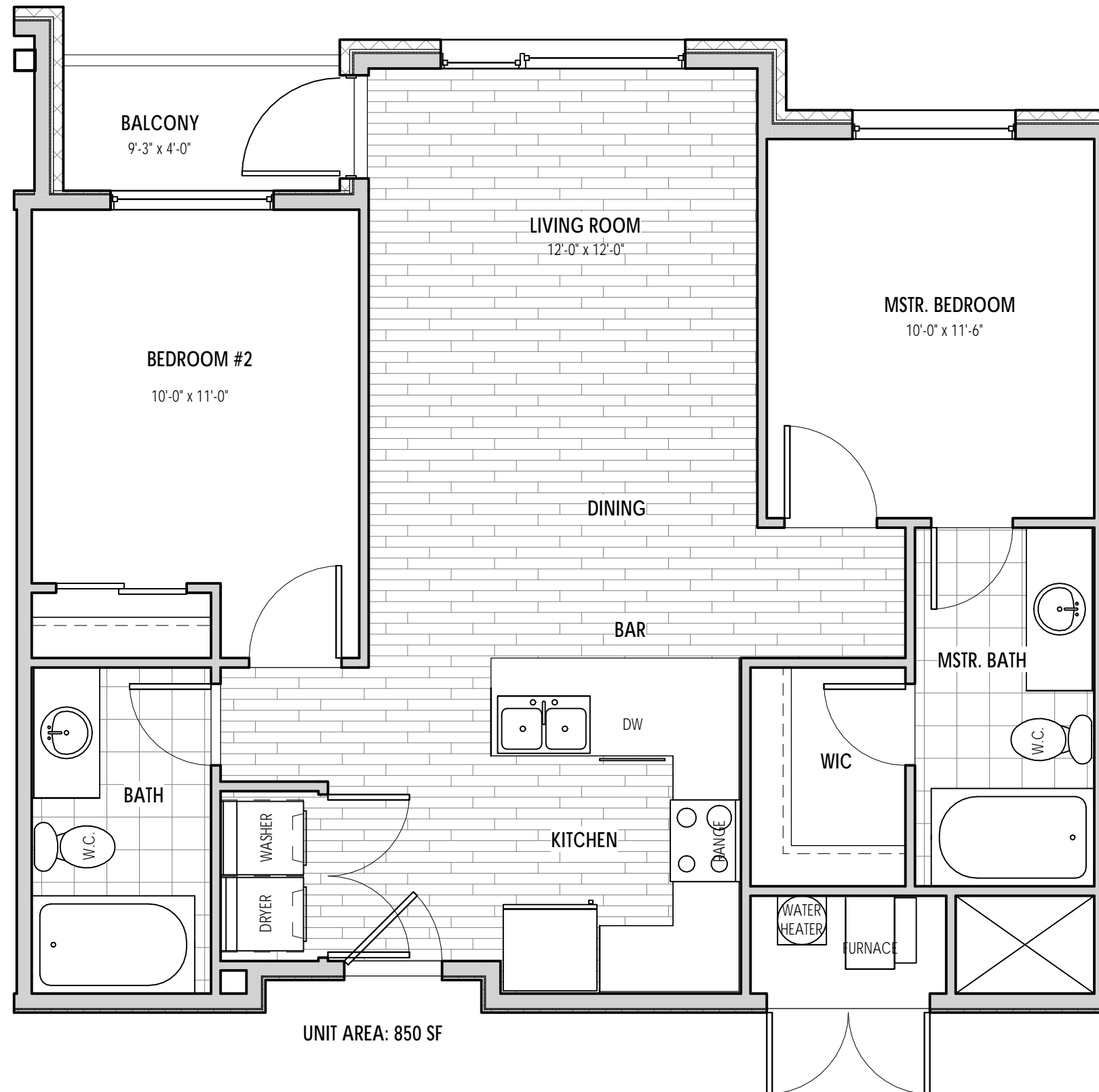


HACSL VALLEY FAIR VILLAGE

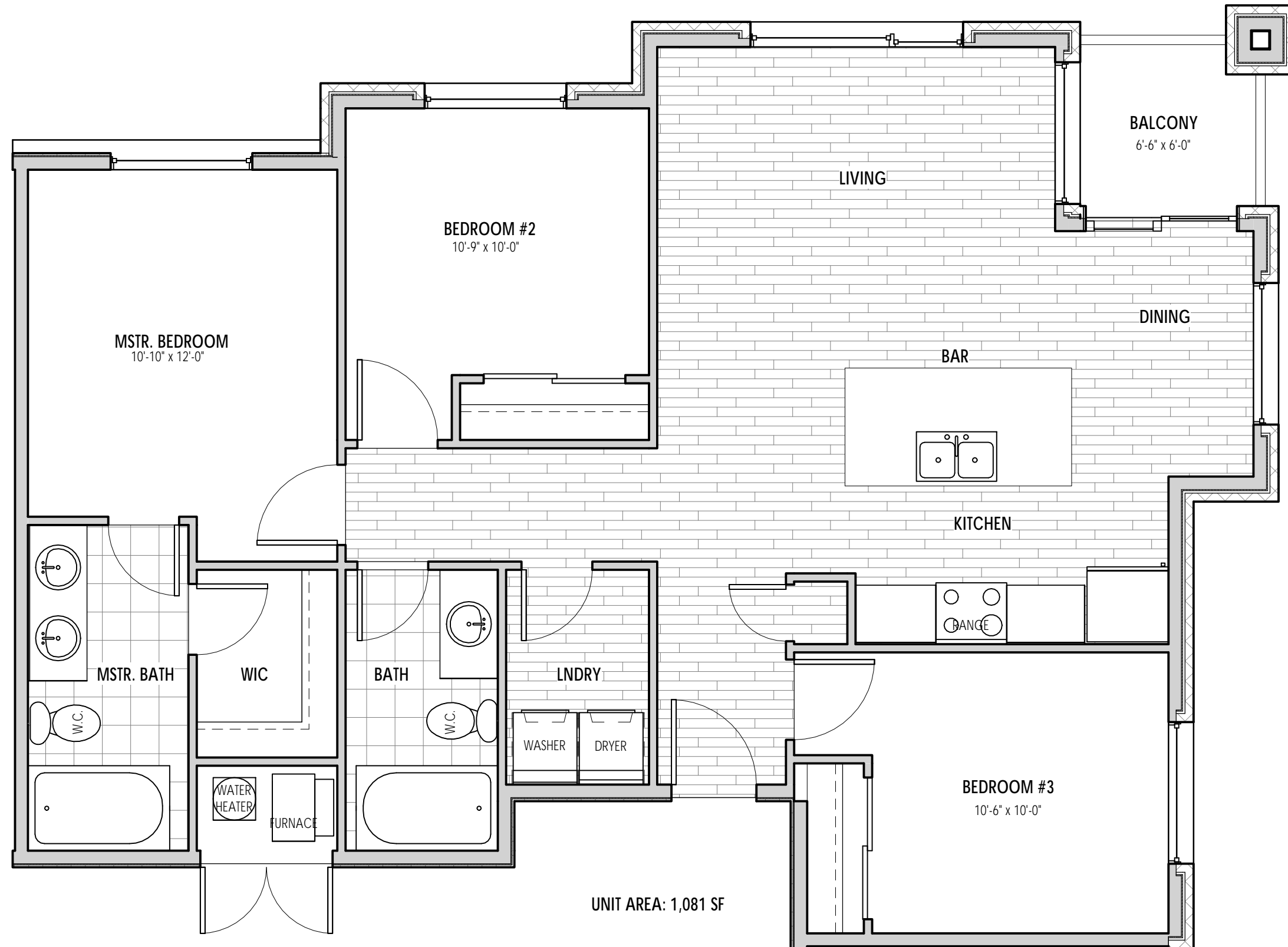
PROJECT ADDRESS



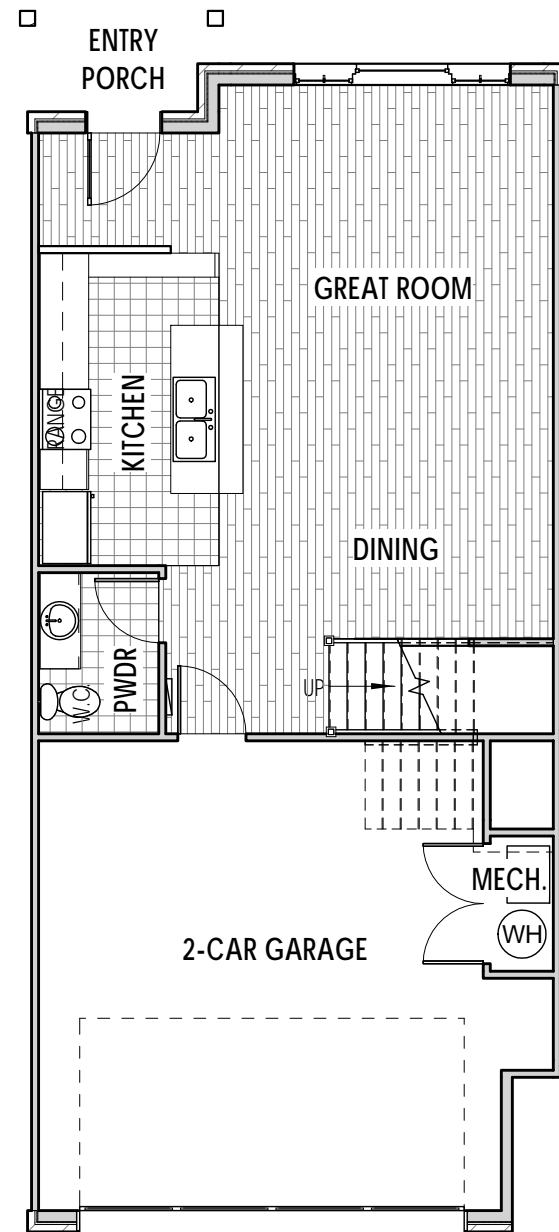
ONE BEDROOM - UNIT PLAN
1/4" = 1'-0"



TWO BEDROOM - UNIT PLAN
1/4" = 1'-0"

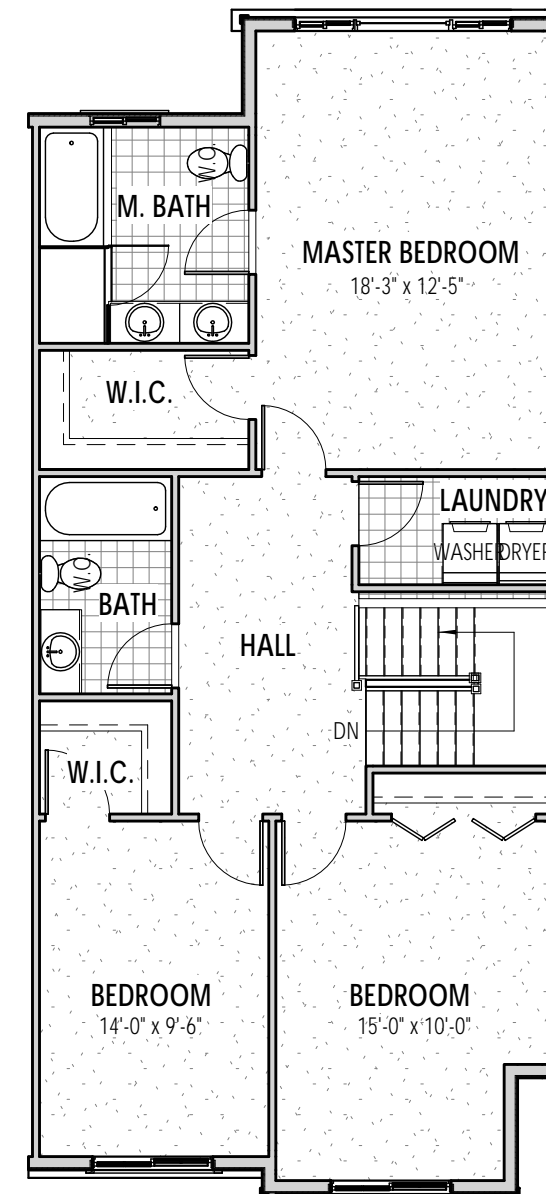


THREE BEDROOM - UNIT PLAN
1/4" = 1'-0"



LEVEL 1 AREA: 563 SF

TOWNHOUSE - LEVEL 1
1/8" = 1'-0"



LEVEL 2 AREA: 969 SF
TOTAL AREA: 1,532 SF

TOWNHOUSE - LEVEL 2
1/8" = 1'-0"

RAD RIDER TO DEVELOPMENT AGREEMENT

This RAD Rider to Development Agreement (the “**Rider**”) modifies the Development Agreement (the “**Development Agreement**”) entered into between the Housing Authority of the County of Salt Lake, a body corporate and politic of the State of Utah (“**HACSL**”) and West Valley City, Utah, a municipal corporation and political subdivision of the State of Utah (the “**City**”), in connection with the development of an affordable housing apartment project at 3060 West 3650 South in West Valley City, Utah, of which 100 of the units are intended to be RAD (defined below) units (the “**Project**”) on the property described in Exhibit A attached hereto and any property included in the Project in the future under the terms of the Development Agreement (the “**Property**”).

1. **Inconsistent Provisions**. If the provisions of this Rider are inconsistent with, contradictory of, or in opposition to, the provisions of the Development Agreement, the provisions of this Rider shall be controlling, with the provisions of the RAD Use Agreement being paramount and controlling in all instances, superseding any other conflicting requirements.
2. **Defined Terms**. Capitalized terms not defined herein are as defined in the Development Agreement.
3. **HUD Regulatory Documents**. By the acceptance, execution and/or recording of this Rider, the City acknowledges that upon the recording of the RAD Use Agreement (Form HUD-52625) the RAD units in the Project will be subject to: (a) requirements applicable to the U. S. Department of Housing and Urban Development’s (“**HUD**”) Rental Assistance Demonstration (“**RAD**”) Program authorized by the Consolidated and Further Continuing Appropriations Act of 2012 and HUD Notice PIH-2012-32(H) REV-2 (June 15, 2015), as may be further amended; and (b) requirements contained in the RAD Use Agreement (Form HUD-52625), the RAD Conversion Commitment (Form HUD-52624), the Housing Assistance Payments Contract (Forms HUD-52530A Part I and Part II) to be executed in connection with the Project. Such requirements in Sections (a) and (b) herein shall be referred to as the “**RAD Requirements**”.
4. **Conflicts**. If there is a conflict between a provision of the Development Agreement and any RAD Requirement, then the RAD Requirement shall govern, except as such RAD Requirement may have been expressly waived in writing by HUD, or HACSL, as appropriate.
5. **Subordination to RAD Use Agreement**. The Development Agreement and any restrictions imposed pursuant to the Development Agreement shall be subordinate and subject to the RAD Use Agreement if and at such time as the RAD Use Agreement is recorded.
6. **Notices**. Any notices of HACSL default provided pursuant to the Development Agreement shall also be provided to HUD at the following address:

United States Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, DC 20410

Attn: Office of the General Counsel

7. **Counterparts**. This Rider may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.

[Signatures on Following Page]

IN WITNESS WHEREOF, HACSL and the City have duly executed and delivered this Rider contemporaneous with the Development Agreement.

HACSL:

**HOUSING AUTHORITY OF THE COUNTY
OF SALT LAKE**

By: _____
Janice Kimball, Executive Director

CITY:

WEST VALLEY CITY

By: _____
Mayor Ron Bigelow or Designee

ATTEST:

City Recorder

Approved as to Form and Legality:

WEST VALLEY CITY ATTORNEY

By: _____

Date: _____

EXHIBIT A
LEGAL DESCRIPTION

PARCEL #: 15-33-105-020

BEG ON N LINE OF 3650 SOUTH STREET, S 0°00'20" W 1350.32 FT & N 89°56'20" E 396 FT & N 0°00'20" E 25 FT FR NW COR SEC 33, T 1S, R 1W, SL MER, N 89°56'20" E 589.5 FT; N 0°00'20" E 240.97 FT; N 89°56'20" E 54.5 FT; N 0°00'20" E 130.26 FT; S 89°56'20" W 739.9 FT; S 0°00'20" W 201.54 FT; N 89°56'20" E 95.9 FT; S 0°00'20" W 169.02 FT TO BEG.
5.63 AC.

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-15-2016 – CR England Subdivision – Lot 1 Amended and Extended

SYNOPSIS:

Applicant: West Valley City Engineering Division
Proposal: Final Plat Approval
Location: 2400 South 4800 West
Zoning: M

BACKGROUND:

The West Valley City Engineering Division is requesting consideration to amend lot 1 of the CR England Subdivision. The proposed plat amendment is brought about by the dedication of 2400 South and 4800 West. The dedication of these roads will extend 2400 South from the West Valley Truck Center Subdivision eastward to 4800 West and then north out to the SR-201 frontage road.

The area of the proposed plat amendment is a regional hub for the commercial trucking and transportation industry. As such, this places a particular demand on the City's manufacturing zone along the SR-201 frontage road. One of the goals outlined in the City's transportation element of the General Plan, is to have adequate connections for regional transportation to ensure that large trucks can move within this district safely and efficiently.

The proposed street dedication is being initiated by the City Engineering Division to fulfil these needs. The designated segments of 2400 South and 4800 West have been on the City's Master Street Plan for quite some time. In order to construct the full width of these rights-of-way, the City has worked diligently to acquire properties from adjacent land owners to make these needed street connections. Additional property within lot 1 of the CR England Subdivision was acquired to construct the full 66-foot right-of-way, thus the amendment to this lot.

The Right-of-Way for both streets will be 66 feet and will consist of curb, gutter and concrete. For the present time, sidewalk will not be installed. However, sidewalk could be installed should future development warrant such.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

**AN ORDINANCE APPROVING THE AMENDMENT OF LOT 1 IN
THE CR ENGLAND SUBDIVISION.**

WHEREAS, the City is in receipt of petition S-15-2016, proposing an amendment to lot 1 in the CR England Subdivision; and

WHEREAS, the purpose for the amendment is to provide for the dedication of 2400 South and 4800 West; and

WHEREAS, proper notice was given and a public hearing was held pursuant to Section 10-9a-207, Utah Code Annotated; and

WHEREAS, the City Council finds that after the public hearing, that there is good cause for the plat amendment, and that neither the public nor any person will be materially injured by the proposed plat amendment and that the approval is in the best interest of the health, safety and welfare of the citizens of West Valley City; and

NOW THEREFORE, BE IT ORDAINED by the City Council of West Valley City, State of Utah, as follows:

Section 1. The amendment to lot 1 of the CR England Subdivision located at approximately 2400 South and 4800 West in West Valley City and as shown in petition S-15-2016, is hereby approved.

Section 2. This Ordinance shall have no force or effect on any rights-of-way or easements of any lot owner, and the franchise rights of any public utilities shall not be impaired thereby, nor shall it have any force or effect on any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

Section 3. The City Recorder is hereby directed to record this Ordinance with the Salt Lake County Recorder's Office.

Section 4. This Ordinance shall become effective immediately upon posting as required by law.

PASSED AND APPROVED this _____ day of _____ 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

S-15-2016

**CR England Subdivision Lot 1 Amended and Extended with Street Dedication
2400 South 4800 West
M Zone**

BACKGROUND:

The West Valley City Engineering Division is requesting consideration to amend lot 1 of the CR England Subdivision. The proposed plat amendment is brought about by the dedication of 2400 South and 4800 West. The dedication of these roads will extend 2400 South from the West Valley Truck Center Subdivision eastward to 4800 West and then north out to the SR-201 frontage road.

ISSUES:

The area of the proposed plat amendment is a regional hub for the commercial trucking and transportation industry. As such, this places a particular demand on the City's manufacturing zone along the SR-201 frontage road. One of the goals outlined in the City's transportation element of the General Plan, is to have adequate connections for regional transportation to ensure that large trucks can move within this district safely and efficiently.

The proposed street dedication is being initiated by the City Engineering Division to fulfil these needs. The designated segments of 2400 South and 4800 West have been on the City's Master Street Plan for quite some time. In order to construct the full width of these rights-of-way, the City has worked diligently to acquire properties from adjacent land owners to make these needed street connections. Additional property within lot 1 of the CR England Subdivision was acquired to construct the full 66-foot right-of-way, thus the amendment to this lot.

The Right-of-Way for both streets will be 66 feet and will consist of curb, gutter and concrete. For the present time, sidewalk will not be installed. However, sidewalk could be installed should future development warrant such.

STAFF ALTERNATIVES:

1. Approval of the amended subdivision plat, subject to a resolution of staff and agency recommendations.
2. Continuation, to address issues raised during the public hearing.

Applicant:

Steve Dell, West Valley City Engineering Division
3600 South Constitution Blvd.

Discussion: Steve Dell said the City recently completed construction on this project. 2400 South was extended to 5600 West, which had been a cul-de-sac. This will complete this road to provide better access to 5600 West and north to SR-201.

Motion: Commissioner Woodruff moved to approve S-15-2016.

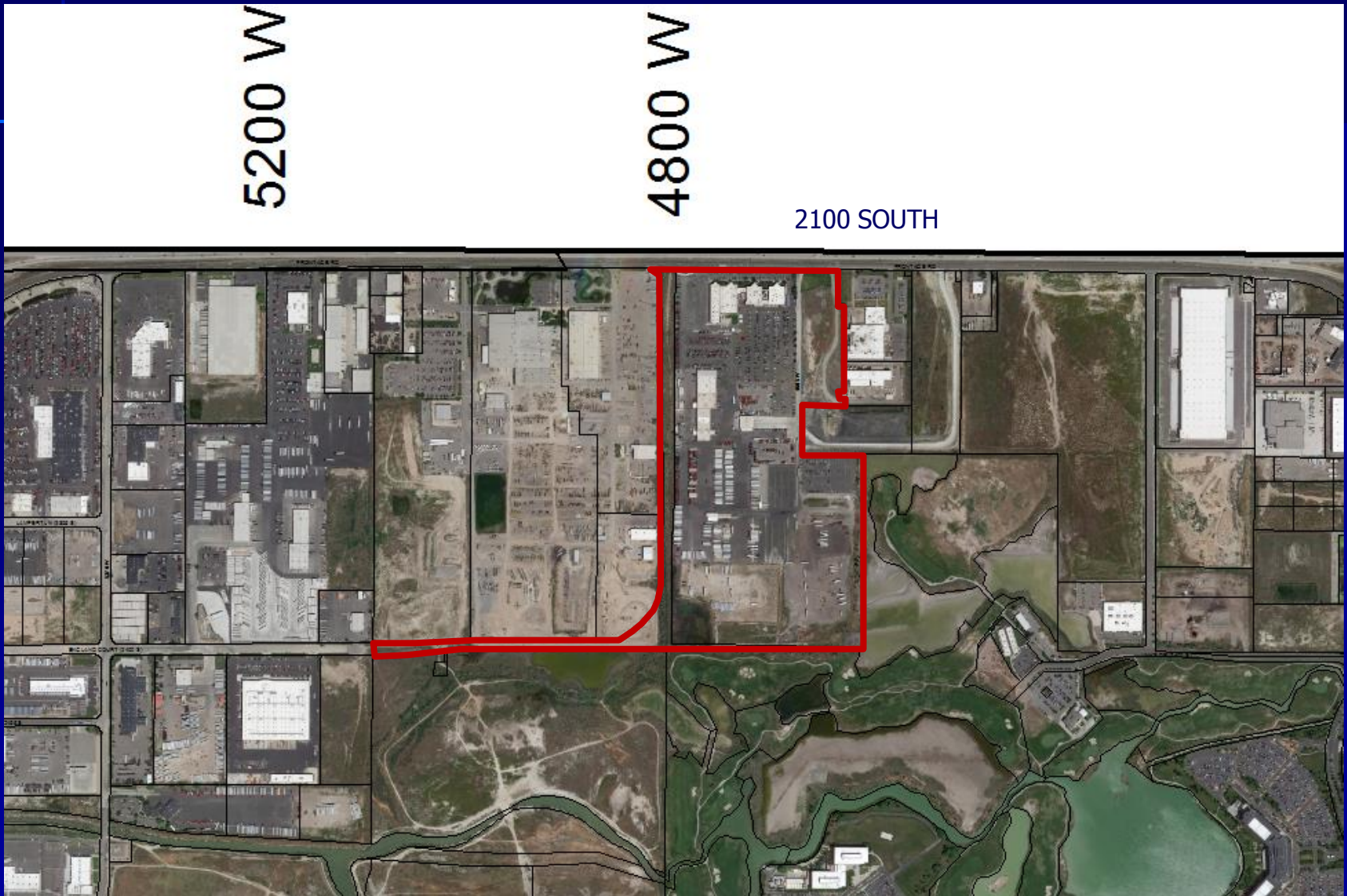
Commissioner Lovato seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – S-15-2016 – Approved

S-15-2016 The **WEST VALLEY CITY ENGINEERING DIVISION** is requesting **final approval** for the CR England Subdivision, Lot 1 Amended and Extended with Street Dedication. The proposed subdivision is located at 4800 West 2400 South. The subdivision consists of 77 acres, one lot, two parcels, and road dedication. The property is zoned M (Manufacturing). (Staff - **Steve Lehman** at 801-963-3311)

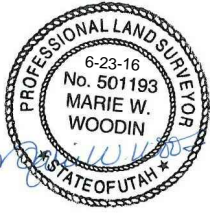


S-15-2016 The **WEST VALLEY CITY ENGINEERING DIVISION** is requesting **final approval** for the CR England Subdivision, Lot 1 Amended and Extended with Street Dedication. The proposed subdivision is located at 4800 West 2400 South. The subdivision consists of 77 acres, one lot, two parcels, and road dedication. The property is zoned M (Manufacturing). (Staff - **Steve Lehman** at 801-963-3311)



SURVEYORS CERTIFICATE

I, MARIE W. WOODIN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, LICENSE NO. 501193, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT, PARCELS, AND STREETS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS "CR ENGLAND SUBDIVISION, LOT 1 AMENDED AND EXTENDED WITH STREET DEDICATION", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE 6-15-16 MARIE W. WOODIN, P.L.S. LICENSE NO. 501193

LEGEND

- FOUND BRASS CAP MONUMENT
- CALCULATED SECTION CORNER
- SET STREET MONUMENT PER SALT LAKE COUNTY SURVEYOR'S STANDARDS
- BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- 10' PUBLIC UTILITY EASEMENT
- ADJOINING PROPERTIES

NOTES:

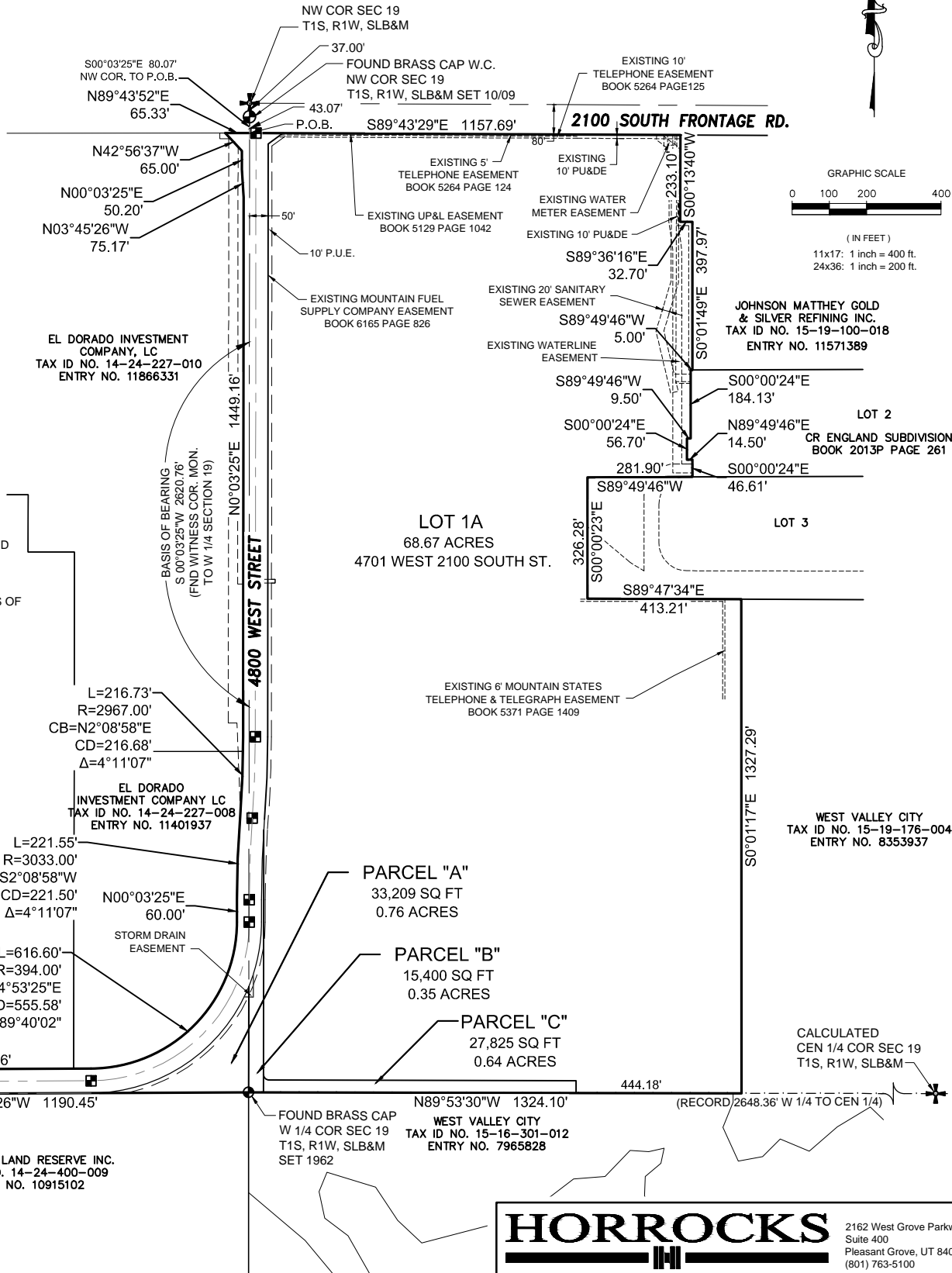
- EXISTING EASEMENTS ARE AS SHOWN ON CR ENGLAND SUBDIVISION ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 2013P AT PAGE 261
- 5/8" x 24" REBAR AND CAP TO BE PLACED AT CORNERS OF PARCELS A, B, AND C.

VICINITY MAP N-T-S



CR ENGLAND SUBDIVISION, LOT 1 AMENDED AND EXTENDED WITH STREET DEDICATION

(AMENDING AND EXTENDING LOT 1 TO CREAT LOT 1A AND PARCEL A,B, & C ALONG WITH THE DEDICATION OF PORTIONS OF 2400 SOUTH AND 4800 WEST) LOCATED IN THE EAST 1/2 OF SECTION 24, T1S., R2W., S. L. B. & M. AND IN THE NORTHWEST 1/4 OF SECTION 19, T1S., R1W., S.L.B.&M.



HORROCKS ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
lonnie@horrocks.com

PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, AND IN THE EAST 1/2 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 80.07 FEET S.00°03'25"W. ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 19 (SAID POINT ALSO BEING 43.07 FEET S.00°03'25"W. FROM THE WITNESS CORNER TO THE NORTHWEST CORNER OF SAID SECTION 19); AND RUNNING THENCE S.89°43'29"E. 1157.69 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1; THENCE ALONG THE EASTERLY BOUNDARY LINES OF SAID LOT 1 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: (1) THENCE S.00°13'40"W. 233.10 FEET; (2) THENCE S.89°36'16"E. 32.70 FEET; (3) THENCE S.00°01'49"E. 397.97 FEET; (4) THENCE S.89°49'46"W. 5.00 FEET; (5) THENCE S.00°00'24"E. 184.13 FEET; (6) THENCE S.89°49'46"W. 9.50 FEET; (7) THENCE S.89°49'46"W. 281.90 FEET; (8) THENCE S.00°00'24"E. 46.61 FEET; (9) THENCE S.89°49'46"W. 281.90 FEET; (10) THENCE S.00°00'24"E. 46.61 FEET; (11) THENCE S.89°49'46"W. 281.90 FEET; (12) THENCE S.00°00'23"E. 326.28 FEET; (13) THENCE S.89°47'34"E. 413.21 FEET; (14) THENCE S.00°01'17"E. 1327.29 FEET; THENCE N.89°53'30"W. 1324.10 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND THE EXTENSION THEREOF TO THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE S.89°43'26"W. 1190.45 FEET ALONG THE QUARTER SECTION LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF 2400 SOUTH STREET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4737.00 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) WESTERLY ALONG THE ARC OF SAID CURVE 396.32 FEET, CHORD BEARS S.87°22'41"W. 396.21 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 4803.00 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE 402.31 FEET, CHORD BEARS S.87°19'57"W. 402.19 FEET TO WESTERLY BOUNDARY LINE OF WEST VALLEY TRUCK CENTER SUBDIVISION; THENCE N.00°08'26"E. 66.00 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4737.00 FEET ON THE NORTHERLY RIGHT OF WAY LINE OF 2400 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) EASTERLY ALONG THE ARC OF SAID CURVE 396.35 FEET, CHORD BEARS N.87°19'46"E. 396.23 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 4803.00 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE 401.87 FEET, CHORD BEARS N.87°22'40"E. 401.75 FEET; (3) THENCE N.89°43'26"E. 767.06 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 394.00 FEET; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 616.60 FEET, CHORD BEARS N.44°53'25"E. 555.58 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF 4800 WEST STREET THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) N.00°03'25"E. 60.00 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT WITH A RADIUS OF 3033.00 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 221.55 FEET, CHORD BEARS N.02°08'58"E. 221.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 2967.00 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 216.73 FEET, CHORD BEARS N.02°08'58"E. 216.68 FEET; (4) THENCE N.00°03'25"E. 1449.16 FEET; (5) THENCE N.03°45'26"W. 75.17 FEET; (6) THENCE N.00°03'25"E. 50.20 FEET; (7) THENCE N.42°56'37"W. 65.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 2100 SOUTH FRONTAGE ROAD; THENCE N.89°43'52"E. 65.33 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 77.084 ACRES, CONTAINING ONE LOT, TWO PARCELS AND ROAD DEDICATION.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT E & E INVESTMENTS CO. AND WEST VALLEY CITY ARE THE OWNERS OF THE HEREOF DESCRIBED TRACTS OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO AN AMENDED LOT, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH, HEREAFTER TO BE KNOWN AS "CR ENGLAND SUBDIVISION, LOT 1 AMENDED AND EXTENDED WITH STREET DEDICATION", DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENTS OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, **E & E INVESTMENT CO.**, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF __, A.D. 20 __.

SIGNED IN THE PRESENCE OF:

STATE OF UTAH) SS. **E & E INVESTMENT CO.**
COUNTY OF) BY

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME _____ WHO, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS A PARTNER OF THE FIRM OF E & E INVESTMENT CO., A LIMITED-PARTNERSHIP, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED-PARTNERSHIP BY AUTHORITY OF ALL PARTNERS, AND SAID GRANTOR ACKNOWLEDGED TO ME THAT SAID LIMITED-PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN:

NOTARY PUBLIC

IN WITNESS WHEREOF, SAID **WEST VALLEY CITY** HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF __, A.D. 20 __.

STATE OF UTAH) SS. **WEST VALLEY CITY MAYOR**
COUNTY OF) BY

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME _____ WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ MAYOR OF WEST VALLEY CITY _____, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION WITH A RESOLUTION BY THE WEST VALLEY CITY COUNCIL AND SAID _____ ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN:

NOTARY PUBLIC

CR ENGLAND SUBDIVISION, LOT 1 AMENDED AND EXTENDED WITH STREET DEDICATION

(AMENDING AND EXTENDING LOT 1 TO CREAT LOT 1A AND PARCEL A,B, & C ALONG WITH THE DEDICATION OF PORTIONS OF 2400 SOUTH AND 4800 WEST) LOCATED IN THE EAST 1/2 OF SECTION 24, T1S., R2W., S. L. B. & M. AND IN THE NORTHWEST 1/4 OF SECTION 19, T1S., R1W., S.L.B.&M.

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____

RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER:

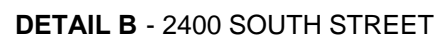
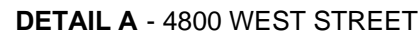
MANAGER:

DRAWN BY:

CHECKED BY:

DATE:

LEGEND



Line Table		
Line #	Length	Direction
L1	39.93'	N89° 53' 30"W
L2	283.96'	N0° 03' 25"E
L3	33.07'	N0° 00' 23"E
L4	48.05'	N0° 03' 25"E
L5	90.15'	S89° 43' 29"W



(AMENDING AND EXTENDING LOT 1 TO CREAT LOT 1A AND PARCEL A,B, & C ALONG WITH THE DEDICATION OF PORTIONS OF 2400 SOUTH AND 4800 WEST) LOCATED IN THE EAST 1/2 OF SECTION 24, T1S., R2W., S.L.B.&M. AND IN THE NORTHWEST 1/4 OF SECTION 19, T1S., R1W., S.L.B.&M.

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: TIME: BOOK: PAGE:

FEE \$	SALT LAKE COUNTY RECORDER
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HORROCKS

ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
lonnie@horrocks.com

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D: _____

ISSUE:

S-17-2016 – Collings/Harvey Subdivision

SYNOPSIS:

Applicant: Jared Collings
Proposal: Final Plat
Location: 2991 West 3835 South
Lots: 2
Acres: .46
Zoning: R-1-8

BACKGROUND:

Mr. Jared Collings, is seeking final subdivision approval for a two lot subdivision located at 2991 West 3835 South. The subdivision consists of two lots, the smallest of which contains an existing single-family dwelling. The new subdivision will also amend lot 5 of the Bangerter Subdivision.

The proposed subdivision will result in the creation of 2 lots from a large lot having double frontage along 3835 South and 3875 South. Lot 1 is approximately 9,540 square feet, while lot 2 will be approximately 10,590 square feet. The new lot will gain access from 3875 South and will allow for the construction of a new single family dwelling.

The proposed subdivision will amend lot 5 of the Bangerter Subdivision. This subdivision was recorded in 1953. Lots that were platted within the subdivision were approximately 66 feet wide and 305 feet deep. To address the lack of required frontage, the Board of Adjustment granted a variance in June 2016 to allow the property to subdivide with a width of 66 feet where 80 feet is required.

The applicant will be required to improve 3875 South to a 25-foot half width. Rolled gutter presently exists, but sidewalk does not. The applicant will be required to install the sidewalk to match the existing walk to the east. Sidewalk does not exist to the west of the property. Formal improvements along 3835 South have not been installed. However, the Public Works Department has discussed a possible delay agreement, but a decision about this has not yet been made.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

**AN ORDINANCE APPROVING THE AMENDMENT OF LOT 5 IN
THE BANGERTER SUBDIVISION.**

WHEREAS, the City is in receipt of petition S-17-2016, proposing an amendment to lot 5 of the Bangerter Subdivision located at approximately 2991 West 3835 South; and

WHEREAS, the purpose for the application is to amend lot 5 to create an additional building lot; and

WHEREAS, proper notice was given and a public hearing was held pursuant to Section 10-9a-207, Utah Code Annotated; and

WHEREAS, the City Council finds that after the public hearing, that there is good cause for the plat amendment, and that neither the public nor any person will be materially injured by the proposed plat amendment and that the approval is in the best interest of the health, safety and welfare of the citizens of West Valley City; and

NOW THEREFORE, BE IT ORDAINED by the City Council of West Valley City, State of Utah, as follows:

- Section 1.** The amendment to lot 5 of the Bangerter Subdivision located at approximately 2991 West 3835 South and as shown in Petition No. S-17-2016, is hereby approved.
- Section 2.** This Ordinance shall have no force or effect on any rights-of-way or easements of any lot owner, and the franchise rights of any public utilities shall not be impaired thereby, nor shall it have any force or effect on any holders of existing franchises, water drainage pipelines, or other such uses as they may presently exist under, over or upon said property or as are or may be shown on the official plats and records of Salt Lake County.

Section 3. The City Recorder is hereby directed to record this Ordinance with the Salt Lake County Recorder's Office.

Section 4. This Ordinance shall become effective immediately upon posting as required by law.

PASSED AND APPROVED this _____ day of _____ 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

S-17-2016
Collings/Harvey Subdivision
2991 West 3835 South
R-1-8 Zone
2 Lots
.46 Acres

BACKGROUND

Mr. Jared Collings, is seeking preliminary and final subdivision approval for a two lot subdivision located at 2991 West 3835 South. The subdivision consists of two lots, the smallest of which contains an existing single-family dwelling. The new subdivision will also amend lot 5 of the Bangerter Subdivision.

STAFF/AGENCY COMMENTS:

Fire Department:

- Fire hydrant to be located within 250 feet of the new dwelling.

Granger Hunter Improvement District:

- Project will need to run availability for water and sewer.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Bonding for any off-site improvements and payment of flood impact fees.
- Dedication and improvement of 3875 South to include sidewalk.
- Revisions to final plat are required.

ISSUES:

- The proposed subdivision will result in the creation of 2 lots from a large lot having double frontage along 3835 South and 3875 South. Lot 1 is approximately 9,540 square feet, while lot 2 will be approximately 10,590 square feet. The new lot will gain access from 3875 South and will allow for the construction of a new single family dwelling.
- The proposed subdivision will amend lot 5 of the Bangerter Subdivision. This subdivision was recorded in 1953. Lots that were platted within the subdivision were approximately 66 feet wide and 305 feet deep. To address the lack of required frontage, the Board of Adjustment granted a variance in June 2016 to allow the property to subdivide with a width of 66 feet where 80 feet is required.
- The subject property is being processed as a minor subdivision rather than a lot split because an existing protection strip is located adjacent to 3875 South Street. The existing 1-foot protection strip will be dedicated to West Valley City as part of the subdivision plat. The applicant resolved the acquisition of the protection strip when they purchased the property. While protection strips were allowed under Salt Lake County's jurisdiction, West Valley City does not allow them.
- The applicant will be required to improve 3875 South to a 25-foot half width. Rolled gutter presently exists, but sidewalk does not. The applicant will be required to install the sidewalk to match the existing walk to the east. Sidewalk does not exist to the west of the property. Formal improvements along 3835 South have not been installed. However, the Public Works Department has discussed a possible delay agreement, but a decision about this has not yet been made.
- The applicant will be responsible to coordinate with the Fire Department regarding fire hydrant locations. City Ordinance requires that the nearest fire hydrant be located no greater than 250 feet from the new dwelling.

STAFF ALTERNATIVE:

1. Grant preliminary and final plat approval for the Collings Harvey 2 Lot Subdivision subject to a resolution of staff and agency concerns.
2. Continue the application to address issues raised during the Planning Commission meeting.

Applicant:
Philip Harvey

Discussion: Commissioner Matheson asked if water and sewer are available on both of the streets fronting this property. Steve Lehman said all services are available.

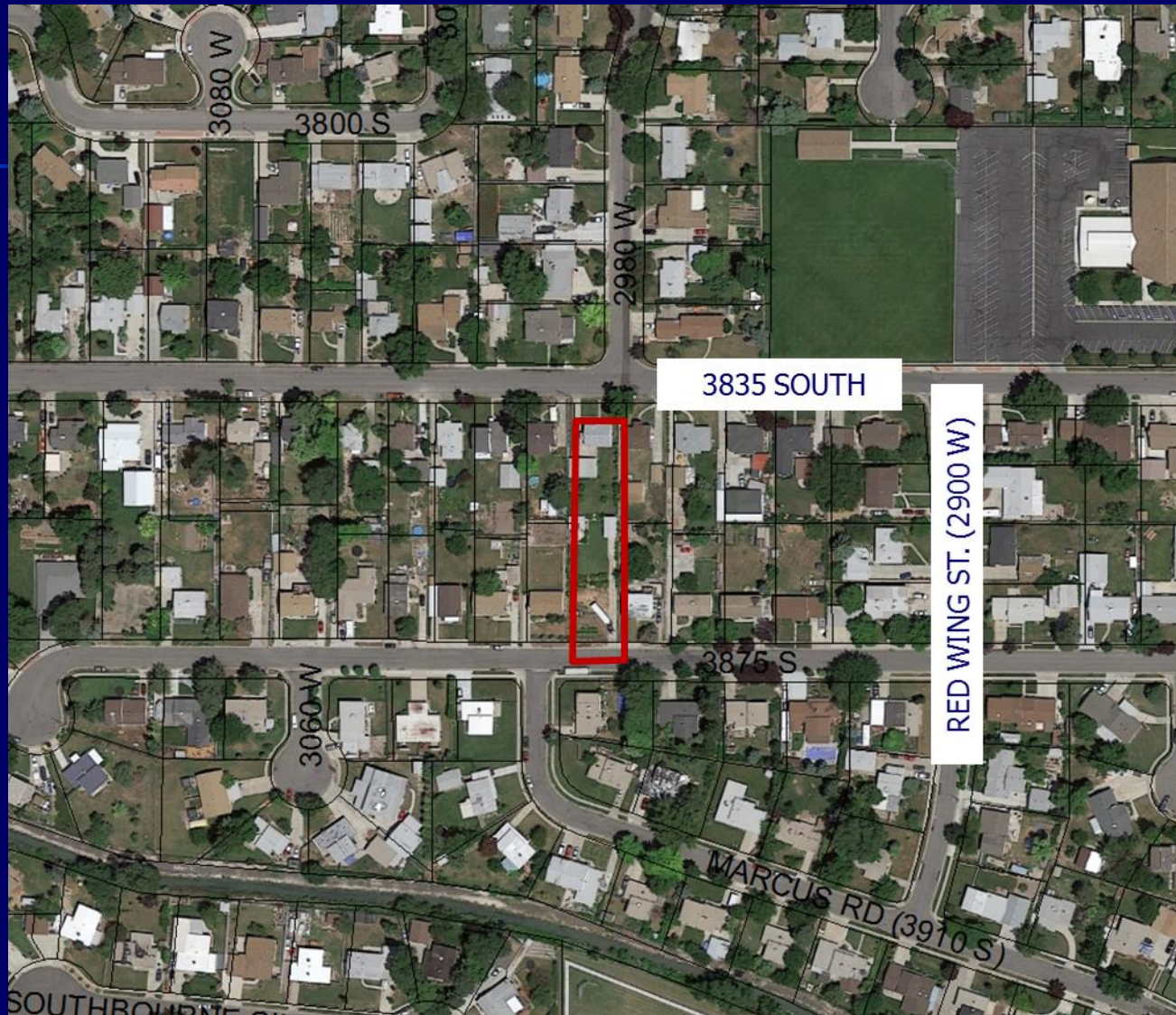
Motion: Commissioner Fuller moved to approve S-17-2016.

Commissioner Matheson seconded the motion.

Roll call vote:	
Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes

Unanimous – S-17-2016 – Approved

S-17-2016 JARED COLLINGS and PHILIP HARVEY are requesting **minor subdivision approval** for the Collings/Harvey Subdivision. The subdivision is located at 2991 West 3835 South and is zoned R-1-8 (Single Family Residential). The subdivision is approximately .46 acres in size. (Staff - **Steve Lehman** at 801-963-3311)



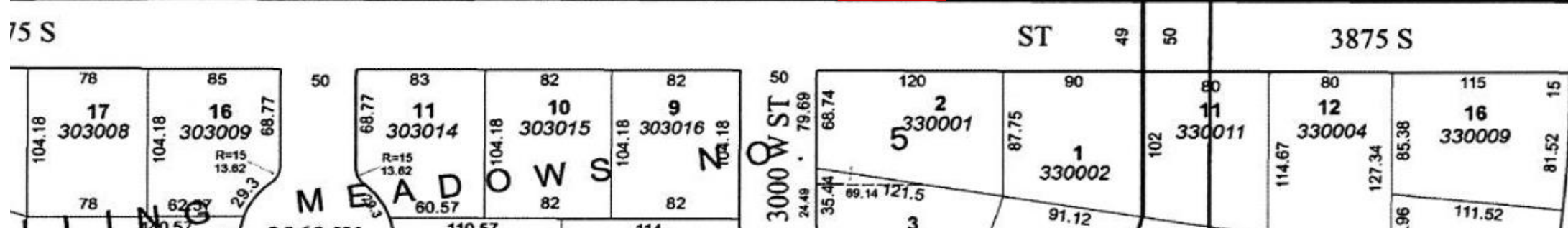
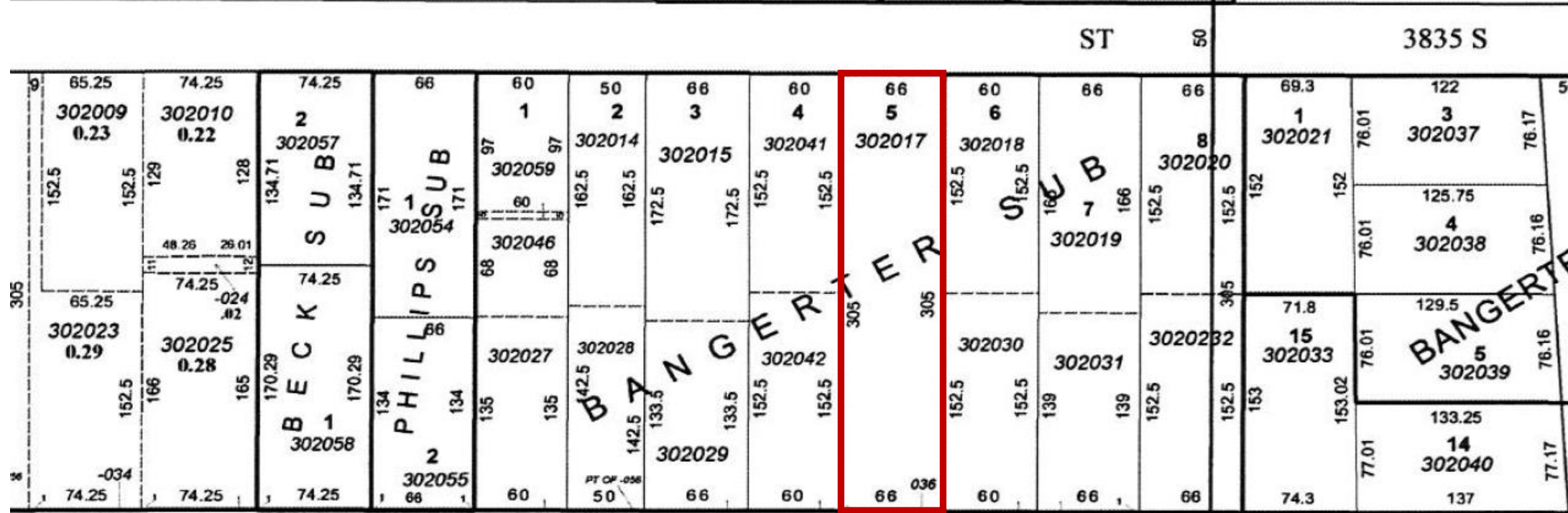
S-17-2016 JARED COLLINGS and PHILIP HARVEY are requesting **minor subdivision approval** for the Collings/Harvey Subdivision. The subdivision is located at 2991 West 3835 South and is zoned R-1-8 (Single Family Residential). The subdivision is approximately .46 acres in size. (Staff - **Steve Lehman** at 801-963-3311)

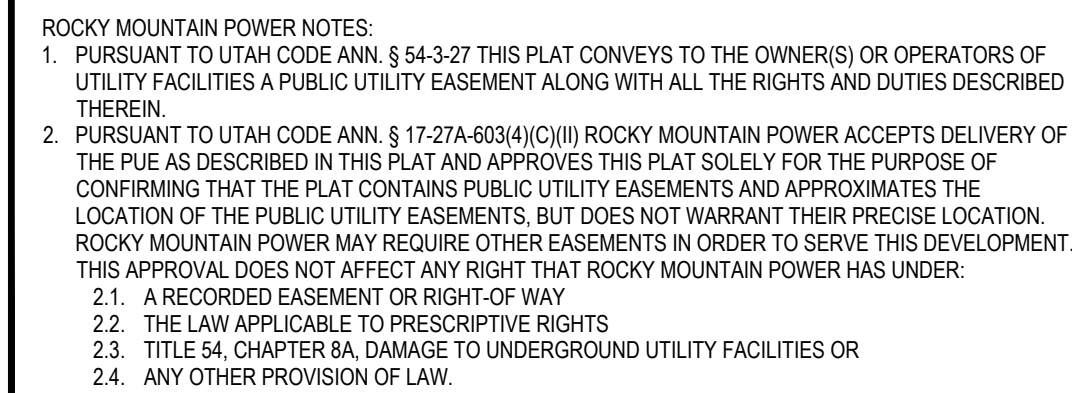


3835 SOUTH

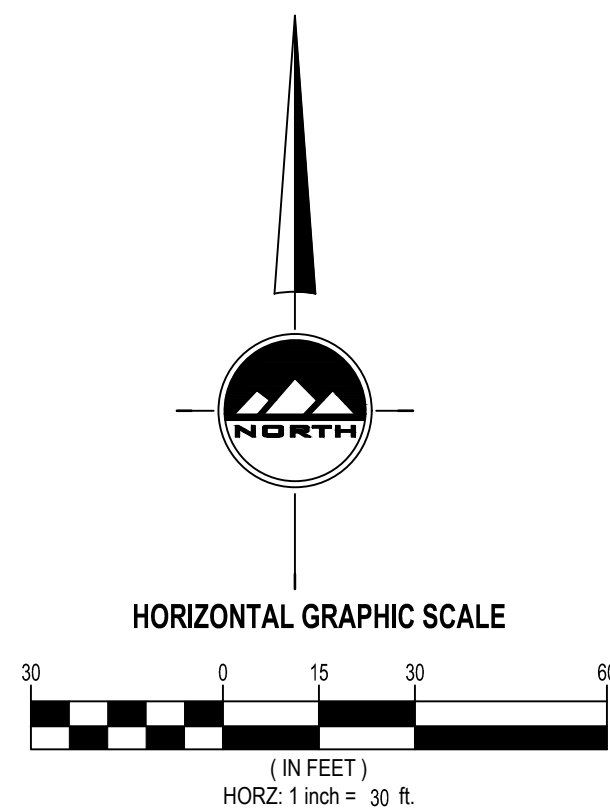
RED WING ST. (2900 W)

3875 SOUTH





AMENDING LOT 5 OF BANGERTER SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



ENSIGN

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WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2563

PROJECT NUMBER : 7008
MANAGER : DAJ
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/28/16

COLLINGS HARVEY 2 LOT SUBDIVISION
AMENDING LOT 5 OF BANGERTER SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33
 TOWNSHIP 1 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: ☐

ISSUE:

This resolution approves an amendment to the agreement between West Valley City and Utility Cost Management Consultants (“UCMC”) for utility consulting services.

SYNOPSIS:

The City’s contract with UCMC retains the firm for a two-year period to review certain utility billings as requested by the City. UCMC shall review billings and make recommendations concerning rate changes which could result in utility cost savings for the City. UCMC is compensated only if their recommendations are accepted and implemented by the City, at the City’s sole discretion, with compensation being 35% of actual savings for three years following implementation.

This amendment to the agreement is meant to limit the scope of work and recommendations that UCMC can provide to the City. The amendment was drafted to prevent possible double billing of cost savings generated or conceived by sources other than UCMC.

BACKGROUND:

The City has previously contracted with UCMC and realized savings from recommendations. We have made modifications to the most recent contract to limit the scope of work performed by UCMC. This will allow the City to proceed with new capital infrastructure projects without the potential of being billed for cost savings from capital projects updates also suggested by UCMC.

RECOMMENDATION:

City staff recommends approval of the resolution.

SUBMITTED BY:

Andrew D. Wallentine, Management Analyst

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE
AGREEMENT WITH UTILITY COST MANAGEMENT
CONSULTANTS FOR CERTAIN CONSULTING SERVICES.**

WHEREAS, by way of Resolution 16-41 passed by the City Council on February 23, 2016, West Valley City approved an agreement (hereinafter the "Agreement") with Utility Cost Management Consultants (hereinafter "UCMC") to provide certain consulting services; and

WHEREAS, the City and UCMC wish to amend the Agreement to extend the term of the contract, and to reflect changes in process; and

WHEREAS, an amendment to the Agreement has been prepared for execution by and between the City and UCMC, a copy of which is attached hereto and entitled "Amendment No. 1 to the Agreement with Utility Cost Management Consultants for Review of the City's Utility Billing" (hereinafter the "Amendment"), which sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Amendment to the Agreement with UCMC;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Amendment is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Amendment for and in behalf of West Valley City, subject to approval of the final form of the Amendment by the City Manager and the City Attorney's Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

AMENDMENT NO. 1
TO THE
AGREEMENT WITH UTILITY COST MANAGEMENT CONSULTANTS
FOR REVIEW OF THE CITY'S UTILITY BILLING

This Amendment No. 1 to the Utility Cost Consulting Agreement (hereinafter referred to as the "Amendment") is entered into this ____ day of _____, 2016, by and between West Valley City, a municipal corporation organized under the laws of the State of Utah (hereinafter referred to as the "City"), and Utility Cost Management Consultants, a Utah corporation, (hereinafter referred to as "UCMC"). Collectively the City and UCMC are referred to as the "Parties."

WITNESSETH

WHEREAS, the Parties entered into the Utility Cost Consulting Agreement (hereinafter referred to as the "Agreement") on February 9, 2016; and

WHEREAS, the Parties desire to amend certain provisions of the Agreement to extend the Agreement and reflect changes in process; and

NOW THEREFORE, in consideration of the covenants and promises contained in this Amendment No. 1, the Parties agree as follows:

AGREEMENT

The Parties hereby agree to amend the Agreement as follows:

1. A. Section 1, UCMC's Obligations is hereby amended as follows:

UCMC's Obligations. UCMC shall perform the following services for the City:

- a. At the request of the City, UCMC shall review billings related to electricity, natural gas, water, and sewer charges. UCMC's review shall be limited to billings provided to UCMC by the City or authorized by the City in writing. UCMC shall provide the City with rate change recommendations.
- b. UCMC shall make recommendations to reduce utility costs and to recover overcharges (the "Recommendations") with regard to only those billings described in subsection 1(a) of this Agreement. The Recommendations shall be made in writing and shall set forth the justification for any proposed changes and anticipated savings and/or recovery as a result of the implementation of the Recommendations.

- B. Section 3, Compensation is hereby amended as follows:

Compensation. UCMC shall be compensated as set forth in this Section 3.

- a. Subject to the restrictions in this Agreement, UCMC shall be entitled to receive 40% of one-time refunds or overcharges received by the City as a result of an Accepted Recommendation.
- b. Subject to the restrictions in this Agreement, UCMC shall also be entitled to receive 35% of savings realized by the City as a result of an Accepted Recommendation for a period of 36 months after the implementation of the Accepted Recommendation. If an Accepted Recommendation generates negative savings in a billing period during the 36 months, that amount shall offset any future savings compensation owed by the City to UCMC.
- c. UCMC shall receive no compensation for Recommendations not accepted or implemented by the City. UCMC shall receive no compensation for Recommendations not solicited by the City in accordance with Section 1 of this Agreement. UCMC acknowledges and agrees that there is no guarantee of acceptance of any UCMC Recommendation and that UCMC shall receive no compensation if UCMC's Recommendations are not accepted and implemented by the City.
- d. On a monthly basis, UCMC shall prepare an invoice setting forth the savings or refunds resulting from Accepted Recommendations and the amount owed to UCMC by the City pursuant to this Agreement. The invoice shall explain UCMC's calculations in detail and shall set forth with specificity the connection between any savings or refunds and Accepted Recommendations.
- e. UCMC shall not be compensated for any of the following or include any of the following in UCMC's savings or refund calculations:
 - i. Savings and/or refunds resulting from anything other than an Approved Recommendation;
 - ii. Savings and/or refunds resulting from facility closure or reduction of operating hours;
 - iii. Savings and/or refunds realized more than 36 months after the implementation of an Approved Recommendation;
 - iv. Savings and/or refunds received as a result of a recommendation made by UCMC prior to the execution of this Agreement except for those explicitly set forth in Exhibit A; and
 - v. Savings and/or refunds anticipated but not actually received by the City.
- f. Payment shall be made to UCMC by the City within 45 days of receipt of an invoice prepared in accordance with subsection 3(d) above. If the City requests clarification or additional detail concerning an invoice, the due date for payment shall be extended to account for UCMC's provision of that information.

- g. In the event of a proposal pursuant to Subsection 1(c) of this Agreement, UCMC shall be compensated as mutually agreed during the procurement process. UCMC would not be compensated for utility savings as set forth in this Section 3, but would receive only that amount agreed upon during the procurement process.
2. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement and this Amendment No. 1, the terms of this Amendment No. 1 shall control. Except as expressly set forth in this Amendment No. 1, the Agreement is otherwise unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment No. 1.
3. Capitalized Terms. All capitalized terms used, but not defined in this Amendment No. 1 shall have the same meanings as defined in the Agreement.

(Signature page follows.)

IN WITNESS WHEREOF, the Parties have duly executed this Amendment No. 1, on or above the date first written.

WEST VALLEY CITY

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM
West Valley City Attorney

By: _____

Date: _____

UTILITY COST MANAGEMENT
CONSULTANTS

By:

Title: _____

STATE OF _____)

: ss.

COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____ [title] of Utility Cost Management Consultants, a corporation, and that this *Amendment No. 1 to the Agreement with Utility Cost Management Consultants for Review of the City's Utility Billing* was signed by him/her in behalf of said corporation by authority of its bylaws or of a Resolution of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public

Item #:	
Fiscal Impact:	\$68,048
Funding Source:	ICO Development
Account #:	22-6079-40310-00000-0000
Budget Opening Required:	No

ISSUE:

Development Backbone Contract between Rocky Mountain Power and West Valley City

SYNOPSIS:

An agreement to install power backbone facilities for Fairbourne Station Phase 2

BACKGROUND:

This agreement facilitates the installation of power backbone facilities for Phase 2 of the ICO Residential project at Fairbourne Station. As part of the roadway project, West Valley City is installing conduit and power vaults necessary for Rocky Mountain Power to provide power to the project.

The funds required by this agreement (\$68,048) will be reimbursed by ICO to West Valley City by way of a development agreement.

RECOMMENDATION:

Approval and Execution of the Agreement

SUBMITTED BY:

Daniel Johnson, P.E., City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING A DEVELOPMENT
BACKBONE CONTRACT BETWEEN ROCKY MOUNTAIN
POWER AND WEST VALLEY CITY FOR INSTALLATION
OF THE ELECTRICAL POWER BACKBONE AT
FAIRBOURNE STATION PHASE 2.**

WHEREAS, the City is engaged in the Fairbourne Station Phase 2 of the ICO Residential project (herein the “Project”) at Fairbourne Station; and

WHEREAS, the City desires to have Rocky Mountain Power (“RMP”) install the power backbone to provide power for the new buildings in the Project; and

WHEREAS, an agreement entitled “Development Backbone Contract between Rocky Mountain Power and West Valley City” (the “Agreement”) has been prepared for execution by and between the City and RMP. This Agreement, which is attached hereto, sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Agreement between West Valley City and RMP;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between West Valley City and RMP is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement for and in behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



Let's turn the answers on.

Salt Lake Service Center
1569 West North Temple
Salt Lake City, Utah 84116

May 9, 2016

RE: Backbone power for Fairbourne Station phase 2.

Dear : Mr. Johnson

Enclosed are the following:

- ☐ General Service Contract (2 copies)
- ☐ Map (3 copies)

Please have an authorized individual sign all copies of the agreement and the maps marked Exhibit "A". Return all copies of the agreement and the signed maps with a check (made payable to Rocky Mountain Power) for \$68,048.00.

One map is for your records. An executed copy of the agreement will be sent back to you.

It will be a minimum of four weeks after contracts and monies are received before this job can be scheduled for construction. If you have any questions, please call me at (801) 220-7217 .

Sincerely,

Brad Jordison
Estimator

DEVELOPMENT BACKBONE CONTRACT
between
ROCKY MOUNTAIN POWER
and
WEST VALLEY CITY

This Development Backbone Contract ("Contract"), dated April 29, 2016 is between Rocky Mountain Power, an unincorporated division of PacifiCorp ("Company"), and **West Valley City** ("Customer"), for a commercial **Development Backbone Distribution System** for Customer's development to be known as Fairbourne Station (the "Development"); located at or near 3500 South 2970 West, Utah, for 2 lots within the Development.

Company's filed tariffs (the "Electric Service Schedules") and the rules (the "Electric Service Regulations") of the Utah Public Service Commission ("Commission"), as they may be amended from time to time, regulate this Contract and are incorporated into this contract. In the event of any conflict between this Contract and the Electric Service Schedules or the Electric Service Regulations, such schedule and rules shall control. They are available for review at Customer's request.

1. **Delivery of Power.** Company will provide 7200/12,470 volt, three-phase electric service to said lots within the Development.
2. **Extension Costs.** Customer agrees to pay all construction costs (the "Advance") for the improvements (the "Improvements") in the amount of \$68,048.00, of which the Customer has paid \$0.00 for engineering, design or other advance payment for Company's facilities. **The balance due is \$68,048.00.**
3. **Customer Obligations.** Customer agrees to:
 - a) Provide legal rights-of-way to Company, at no cost to Company, using Company's standard forms. This includes rights-of-way on Customer's property and within Customer's Development and/or adjoining property and any permits, fees, etc. required to cross public lands;
 - b) Prepare the route to Company's specifications;
 - c) Comply, and pay for any costs necessary to comply, with all of Company's tariffs, procedures, specifications and requirements; and,
 - d) Repair, or pay for the repair of, any damage to Company's facilities except damage caused by the negligence of Company.
4. **Underground Facilities.** If service is provided by an underground line extension, Customer will provide, or Company will provide at Customer's expense, all necessary trenching and backfilling, imported backfill material, conduit & duct, and furnish and install all equipment foundations, as designed by Company. Company may abandon in place any underground cables installed under this Contract that are no longer useful to Company. Customer also agrees to:
 - a) Establish final grade for routing of circuits, placement of transformer vault, other vaults, junction boxes and other underground facilities as required by Company;

- b) Install and maintain property lines and survey stakes;
- c) Install all Customer provided trench, conduit, equipment foundations, or excavations for equipment foundations within the legal rights-of-ways; and,
- d) Make no permanent surface improvements, except curb and gutters, before Company completes installation of its facilities.

Customer warrants that all Customer provided trench and excavations for equipment foundations, and Customer installed conduit and equipment foundations are installed within legal rights-of-way, and conform to the specifications in Company's Electric Service Requirements Manual, and other specifications as otherwise provided by Company. In the event Customer fails to comply with the foregoing, Customer shall be liable for the cost to Company for relocating the facilities within a legal right-of-way, acquiring right-of-way for Company facilities, repair or replacement of improperly installed conduit or foundations, and paying costs for damages that may arise to any third party as a result of Company facilities being located outside of a legal right-of-way.

If any change in grade, property lines, or any surface improvements require Company to change its facilities, or causes additional cost to Company, Customer agrees to reimburse Company for such change or cost. The provisions of this paragraph 4 shall survive the termination of this Contract.

5. **Effective.** This Contract will expire unless Customer:

- a) Signs and return an original of this Contract along with any required payment to Company within ninety (90) days of the Contract date shown on page 1 of this Contract; and
- b) Is ready to receive service within one-hundred fifty (150) days of the Customer signature date recorded below.

6. **Special Provisions: Customer is responsible for any vaults, trenching, shading, conduit and backfill.**

7. **Design, Construction, Ownership and Operation.** Company shall design, construct, install, and operate the Improvements in accordance with Company's standards. Company will own the Improvements, together with Company's existing electric utility facilities that serve or will serve Customer. Construction of the Improvements shall not begin until (1) both Company and Customer have executed (signed) this Contract, and (2) all other requirements prior to construction have been fulfilled, such as permits, payments received, inspection, etc. Any delays by the Customer concerning site preparation and right-of-way acquisition or trenching, inspection, permits, etc. may correspondingly delay completion of the Improvements.

Company warrants that its work in constructing and maintaining the Improvements shall be consistent with prudent utility practices. **COMPANY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND SIMILAR WARRANTIES.** Company's liability for breach of warranty, defects in the Improvements, or installation of the Improvements shall be limited to repair or replacement of any non-operating or defective portion of the Improvements or Company's other electric utility facilities. Under no circumstances shall Company be liable for other economic losses, including but not limited to consequential damages. Company shall not be subject to any liability or damages for inability to provide service to the extent that such failure shall be due to causes beyond the reasonable control of Company.

No other party, including Customer, shall have the right to operate or maintain Company's electric utility facilities or the Improvements. Customer shall not have physical access to Company's electric utility facilities or the Improvements and shall engage in no activities on or related to Company's electric utility facilities or the Improvements.

8. **Governing Law; Venue.** All provisions of this Contract and the rights and obligations of the parties hereto shall in all cases be governed by and construed in accordance with the laws of the State of Utah applicable to contracts executed in and to be wholly performed in Utah by persons domiciled in the State of Utah. Each party hereto agrees that any suit, action or proceeding in connection with this Contract may only be brought before the Commission, the Federal courts located within the State of Utah, or state courts of the State of Utah, and each party hereby consents to the exclusive jurisdiction of such forums (and of the appellate courts therefrom) in any such suit, action or proceeding.
9. **Assignment.** Company may at any time assign its rights and delegate its obligations under this Contract to any: affiliate; successor in interest; corporation; or any other business entity in conjunction with a merger, consolidation or other business reorganization to which Company is a party.
10. **Remedies; Waiver.** Either party may exercise any or all of its rights and remedies under this Contract, the applicable Electric Service Regulations, the applicable Electric Service Schedule and under any applicable laws, rules and regulations. No provision of this Contract, the Electric Service Regulations, or the applicable Electric Service Schedule shall be deemed to have been waived unless such waiver is expressly stated in writing and signed by the waiving party.
11. **Attorneys' Fees.** If any suit or action arising out of or related to this Contract is brought by any party, the prevailing party or parties shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such party or parties in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.
12. **Waiver of Jury Trial.** TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
13. **Entire Agreement.** This Contract contains the entire agreement of the parties with respect to the subject matter, and replaces and supersedes in their entirety all prior agreements between the parties related to the same subject matter. **This Contract may be modified only by a subsequent written amendment or agreement executed by both parties.**

WEST VALLEY CITY

By _____
signature

NAME (type or print legibly) TITLE

DATE

Customer's Mailing Address for Executed Contract

Daniel Johnson
ATTENTION OF

3600 South 2700 West
ADDRESS

West Valley City, Utah 84119
CITY, STATE, ZIP

ROCKY MOUNTAIN POWER

By _____
signature

Kevin Blakesley Manager
NAME (type or print legibly) TITLE

DATE

Rocky Mountain Power's Mailing Address for Executed Contract

1569 West North Temple
ADDRESS

Salt Lake City, Utah 84116
CITY, STATE, ZIP

APPROVED AS TO FORM
West Valley City Attorney's Office
By: [Signature]
Date: 7.21.16

Item: _____
Fiscal Impact: \$230,000
Funding Source: Storm Water Utility
Account No: 36-7532-40750-00000-7599
Budget Opening Required: No

ISSUE:

Award Contract for the Meadowlands Detention Basin

SYNOPSIS:

Lowest responsible bid was received by Acme Construction, in the amount of \$205,325.

BACKGROUND:

Bids were opened for the project on July 19, 2016. A total of eight (8) bids were received. The lowest responsible bidder was Acme Construction.

The Meadowlands Detention Basin (2950 South 5990 West) is a flood control facility used to store peak flows in the city storm drainage network, and is located in the middle of a single family residential neighborhood. In recent years it has become overrun with phragmites, an invasive water reed that spreads and chokes off areas of shallow water. The current configuration of the pond includes a very flat bottom where water spreads out and provides an environment in which phragmites spread and thrive. Efforts have been made to control the phragmites, with little success. This project will reshape and regrade the pond into a configuration in which the phragmites will not be able to thrive. The project will modify the existing outfall structure to enable easier trash removal. The new configuration will include the construction of two pond areas (one at the inlet and one at the outlet) that are approximately three feet deep, with rock basket walls around the perimeter. These ponds will not allow the phragmite to overtake the pond. The channel between the two ponds will be accessible to maintenance crews. The project will construct trails and a bridge over the water channel that will enhance the experience of users in the neighborhood.

The improvements to this detention basin will allow the Public Works Department to properly maintain the facility, and will be an important step in improving this property as an amenity to the neighborhood.

Acme Construction was the lowest responsible bidder. It is recommended that the project be awarded to Acme Construction.

RECOMMENDATION:

Award the contract to Acme Construction in the amount of \$205,325, and authorize the Public Works Department to spend no more than \$230,000 on the project through potential change orders.

SUBMITTED BY:

Daniel Johnson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AWARDING A CONTRACT TO ACME
CONSTRUCTION FOR THE MEADOWLANDS
DETENTION BASIN PROJECT.**

WHEREAS, bids were solicited from qualified vendors for the Meadowlands Detention Basin improvement; and

WHEREAS, Acme Construction (“Acme”) submitted the lowest responsible bid for said work; and

WHEREAS, Acme meets all other requirements of the bid specifications; and

WHEREAS, the improvements to the Meadowlands Detention Basin will allow the Public Works Department to properly maintain the facility, and will be an important step in improving this property as an amenity to the neighborhood; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to award the bid to Acme; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. Acme is hereby awarded the contract to perform the Meadowlands Detention Basin improvements.
2. Said contract shall be in an amount not to exceed \$205,325, with authorization to spend an amount not to exceed \$230,000 through potential change orders on the project.
3. The Mayor is hereby authorized to execute a contract with Acme to perform the Meadowlands Detention Basin improvements, subject to the final approval of the contract by the City Manager and the City Attorney’s Office.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day
of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

\$\$\$date\$\$\$ \$\$\$time\$\$\$ \$\$\$file\$\$\$

MEADOWLANDS DETENTION BASIN
IMPROVEMENTS

5990 WEST 2980 SOUTH

SITE PLAN

PROJECT NUMBER: WVC ENG - SWU-205



WEST VALLEY CITY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

ENGINEERING DIVISION
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119-3720

DESIGN

6/23/2016

PROFESSIONAL ENGINEER

DESIGN	RR	6/23/2016			
CHECK	CW	6/23/2016			
DRAWN	SV	6/23/2016			
CHK	CW	6/23/2016	REMARKS	DATE	NO. BY

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-3-2016 –Alieta Acres Subdivision

SYNOPSIS:

Applicant: Denali Clark
Proposal: Final Plat Approval
Location: 3884 South 6400 West
Zoning: R-1-8

BACKGROUND:

Mr. Denali Clark, is requesting final plat approval for the Alieta Acres Subdivision. The subject property is located at 3884 South 6400 West. The subdivision is bordered on all sides by existing residential development. The property currently has two existing dwellings that will remain and are located on lots 1 and 4. The subdivision will create two new lots of approximately 8,000 and 14,300 square feet. Although zoned R-1-8, the average lot size in the subdivision has been calculated at 11,755 square feet.

Access to the subdivision will be gained from 6400 West and from 6460 West. Portions of 6460 West exist in the Copper Hill Heights No. 6 Subdivision to the north and the Martin Village Subdivision to the south. The development of this property will allow for the completion of this street in its entirety. The developer will install curb, gutter, sidewalk and parkstrip along the new right-of-way. A transition to an integral curb/gutter and sidewalk will happen along the south end of the connection.

City ordinance requires that if the subdivision is adjacent to property zoned agriculture, or in agricultural use, that it be fenced with a 6-foot chain link fence. While property to the south is zoned R-1-8, it appears that it could be used for agricultural purposes. If this is the case, the developer will need to install the fence as outlined in City ordinance.

The subdivision is located on property zoned R-1-8. However, current City ordinances governing housing standards will apply for the new homes on lots 2 and 3.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

S-3-2016
Alieta Acres Subdivision
3884 South 6400 West
R-1-8 Zone
4 Lots

BACKGROUND

Mr. Denali Clark is requesting preliminary and final plat approval for the Alieta Acres Subdivision. The subject property is located at 3884 South 6400 West. The subdivision is bordered on all sides by existing residential development. The property currently has two existing dwellings that will remain and will be located on lots 1 and 4.

STAFF/AGENCY CONCERNS:

Fire Department:

Fire hydrant to be located within 250 feet of the future dwelling on the flag lot. All other provisions of the Fire Code shall be met as part of the subdivision approval process.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.
Subject to design and review inspections.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Revisions to plat are required.

Soils report will be required.

Will need to install park strip along 6460 West. A transition will need to be made with the subdivision to the south. Improvements will need to be installed along 6400 West.

West Valley City Planning Commission

March 9, 2016

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Building Inspections:

A soils report will be required regarding potential groundwater impacts for new dwellings.

ISSUES:

The developer is proposing to subdivide the existing parcel into 4 lots. Two existing dwellings are located on what will be lots 1 and 4. A new lot approximately 8,000 square feet and a flag lot approximately 14,300 square feet will allow two new dwellings to be constructed within the subdivision. Although zoned R-1-8, the average lot size has been calculated at 11,755 square feet.

Access to the subdivision will be gained from 6400 West and from 6460 West. The developer will be required to install curb, gutter, sidewalk and asphalt along 6400 West. Portions of 6460 West exist in the Copper Hill Heights No. 6 Subdivision to the north and the Martin Village Subdivision to the south. The development of this property will allow for the completion of this street in its entirety. The developer will install curb, gutter, sidewalk and park strip along the new right-of-way. A transition to an integral curb/gutter and sidewalk will happen along the south end of the connection.

As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant will need to provide a soils report in accordance with City Ordinances. Any evidence of ground water will require that the lowest floor slab be 3 feet above that elevation.

City ordinance requires that if the subdivision is adjacent to property zoned agriculture, or in agricultural use, that it be fenced with a 6-foot chain link fence. While property to the south is zoned R-1-8, it appears that it could be used for agricultural purposes. If this is the case, the developer will need to install the fence as outlined in City ordinance.

The subdivision is located on property zoned R-1-8. Current City ordinances governing housing standards will apply for the new homes on lots 2 and 3.

STAFF ALTERNATIVES:

1. Approval of the Alieta Acres Subdivision subject to a resolution of those items outlined in the staff report.

West Valley City Planning Commission

March 9, 2016

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2. Continuation to address issues raised during the public hearing.

Applicant:

Denali Clark

4209 Mesquite Way

Cedar Hills, UT 84062

Discussion: Chair Meaders asked if the property to the South is zoned Agriculture. Steve Lehman stated if the property is zoned Agriculture, the applicant will be required to install a chain link fence. The City will work with the applicant to determine if a fence is required.

Denali Clark indicated he has owned the property a little over a year. He is working with the building department to remodel two existing homes. He is now seeking approval for new homes that are planned.

Mike Martin owns the property just south of the applicant at 3888 South 6400 West. Mike Martin asked what is going to be done with the area that used to be a drainage basin near the end of his property. Steve Lehman answered that when 6460 makes a connection, the drainage basin will become available for a new, buildable lot. Mike Martin asked if the drainage basin area is big enough for a lot. Steve Lehman acknowledged that the property is in excess of the requirements for the R-1-8 zone.

Motion: Commissioner Lovato moved to approve S-3-2016 subject to a resolution of the items outlined in the staff report.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – S-3-2016 – Approved

S-3-2016 Petition by **DENALI CLARK** requesting **final plat approval** for the Alieta Acres Subdivision. The subdivision will consist of four lots on 1.36 acres. The proposed subdivision is located at 3884 South 6400 West and is zoned R-1-8. (Staff - **Steve Lehman** at 801-963-3311)

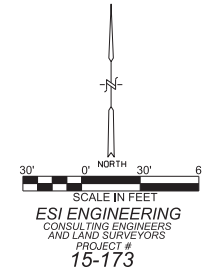
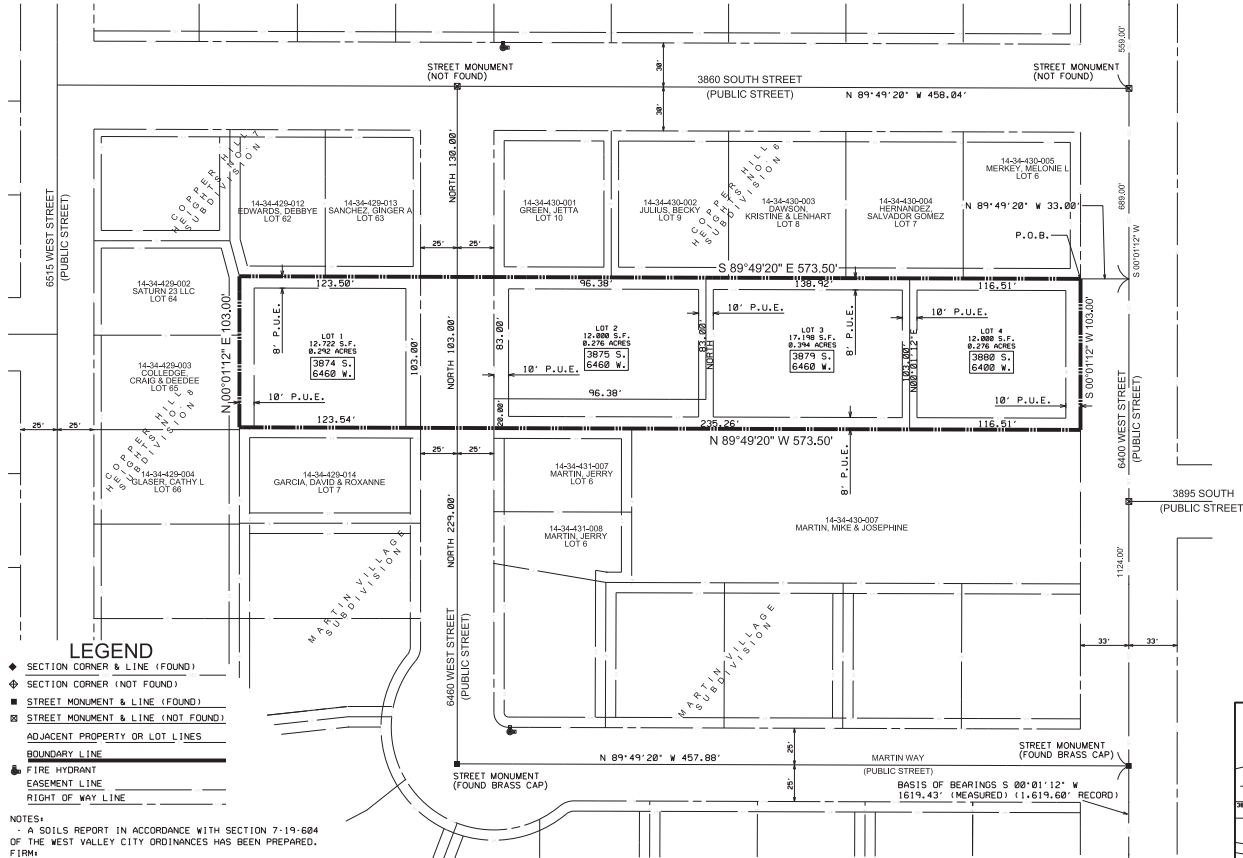


S-3-2016 Petition by **DENALI CLARK** requesting **final plat approval** for the Alieta Acres Subdivision. The subdivision will consist of four lots on 1.36 acres. The proposed subdivision is located at 3884 South 6400 West and is zoned R-1-8. (Staff - **Steve Lehman** at 801-963-3311)



ALIETA ACRES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34;
TOWNSHIP 1 SOUTH, RANGE 2 WEST;
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, UTAH



OWNER: BENTEK, LLC
CONTACT: DENALI CLARK
ADDRESS: 4209 W. MESQUITE WAY
CEDAR HILLS, UT 84062
PHONE NUMBER: 801-789-3587
EMAIL: MADACAHOMES@YAHOO.COM

ON THIS _____ DAY OF _____ A.D. 20____

YCI CABLE COMPANY

ON THIS _____ DAY OF _____ A.D. 20____

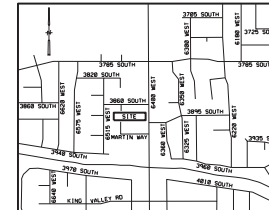
U.S. WEST COMMUNICATIONS

ON THIS _____ DAY OF _____ A.D. 20____

UTAH POWER & LIGHT

ON THIS _____ DAY OF _____ A.D. 20____

QUESTAR GAS



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7248531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S) I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON/RECORD OF SURVEY ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS ENTRY NO. 5-2015-001-0012, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS ALIETA ACRES SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 6400 WEST STREET, SAID POINT BEING 689.00 FEET SOUTH 0°01'12" WEST ALONG THE SECTION LINE AND NORTH 89°49'20" WEST 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°01'12" WEST 103.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 89°49'20" WEST 573.50 FEET ALONG THE NORTHERLY BOUNDARY LINE EXTENDED AND SAID NORTHERLY BOUNDARY LINE OF THE MARTIN VILLAGE SUBDIVISION, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 84 AT PAGE 178, TO THE EASTERLY BOUNDARY LINE OF COPPER HILL HEIGHTS NO. 8, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK HH AT PAGE 72; THENCE NORTH 0°01'12" EAST 103.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO A SOUTHWEST CORNER OF LOT 62 OF COPPER HILL HEIGHTS NO. 7, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK HH AT PAGE 58; THENCE SOUTH 89°49'20" EAST 573.50 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID COPPER HILL HEIGHTS NO. 7 AND COPPER HILL HEIGHTS NO. 6, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK GG AT PAGE 81 TO THE POINT OF BEGINNING.

CONTAINS 59,070 S.F. OR 1.356 ACRES, MORE OR LESS
4 LOTS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSED THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

ALIETA ACRES SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WE / I HAVE HEREUNTO SET OUR HANDS THE _____ DAY OF _____ 2015.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY _____.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC (PRINT NAME) _____ NOTARY PUBLIC (SIGNATURE) _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTES:
- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED.
FIRM:
REPORT NO.:
DATE:
- EROSION CONTROL MUST BE PRACTICED DURING ALL PHASES OF CONSTRUCTION.
- OFF-SET PINS TO BE PLACED IN BACK OF CURB AND 5/8" X 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNER PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.

PLANNING COMMISSION	BOARD OF HEALTH	IMPROVEMENT DISTRICT	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CITY COUNCIL	RECORDED
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE WEST VALLEY CITY PLANNING COMMISSION. CHAIRMAN WEST VALLEY CITY PLANNING COMM	ON THIS _____ DAY OF _____ A.D. 20____ DIRECTOR, S. L. CO. BOARD OF HEALTH	ON THIS _____ DAY OF _____ A.D. 20____ DIRECTOR, GRANGER-HUNTER IMPROVEMENT DISTRICT	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ WEST VALLEY CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ WEST VALLEY CITY ATTORNEY	PRESENTED TO THE WEST VALLEY CITY COUNCIL ON THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR: _____ CITY RECORDER ATTEST: _____	ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ A.D. 2015 IN BOOK _____ AT PAGE _____ SALT LAKE COUNTY RECORDER BY: _____ DEPUTY

S-16-2016
ARA Industrial Center Subdivision – Phase 2
6975 West SR-201 Frontage Road
M Zone
1 Lot
22 Acres

BACKGROUND:

Corbin Bennion representing Natomas Meadows LLC, is requesting minor subdivision approval for the 2nd phase of the ARA Industrial Center Subdivision. The subject property is located immediately to the west of phase 1, south of the SR-201 frontage road, and north of the Riter Canal. This phase of the project is also located to the east of the Beagley Estates and East Magna Plat A Subdivisions.

ISSUES:

The subdivision will create lot 201 of the ARA Industrial Center. The primary access to the subdivision will be gained from the SR-201 frontage road. There is also a reciprocal access between this phase and phase 1 to the east. These points of access are generally located at the north and south ends of the property.

The subdivision plat also contains a 66-foot water and sewer easement along the southern boundary of lot 201. It is anticipated that this easement will eventually be located within a planned extension of 2540 South. However, the exact alignment of this road, nor the design of said road, is complete at this point in time. A separate application will be submitted to dedicate the extension of 2540 South. The City is planning to hold an open house with the residential communities to the west once the design work is complete. Said open house will be conducted prior to the Planning Commission meeting wherein the dedication will take place.

Prior to the construction of phase 1, the City installed curb and gutter along the south side of the SR-201 frontage road. In addition to these improvements, the overhead power lines were placed under ground in a 10-foot public utility easement. The developer will be responsible for landscaping and site improvements which have been reviewed as part of the conditional use process.

In summary, the subdivision plat creates the lot, dedicates a small portion of property along SR-201 frontage road and establishes various easements both of record and new.

STAFF ALTERNATIVES:

1. Approve the second phase of the ARA Industrial Center Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Corbin Bennion
5684 South Green Street
Murray, UT

Discussion: Corbin Bennion said the buildings being constructed were approved in 2014 under a conditional use permit. Commissioner Matheson asked if the new building will be another large warehouse similar to the one next door. Corbin Bennion answered, yes, it will be called Building A and will be approximately 500,000 sqft. Commissioner Matheson asked if there is an access road to the Riter Canal. Corbin Bennion answered that there is enough room to maintain the canal.

Tara Goodfellow, 2564 South 7025 West, said the notice she received in the mail said all written complaints must be in to the City by June 30, and her notice was postmarked June 29th. She said she would appreciate it if the City gave her more than one day notice. She said the map she received does not show the frontage road that is being requested right in front of her property. Steve Lehman replied that a road will be constructed on the north side of the Riter Canal, but it has yet to be designed and we are not sure what the alignment will be. At the time the road dedication plat is submitted to the City, there will be a separate notice mailed to residents. To help facilitate information regarding the dedication plat, the City will have a meeting with the residents indicating what the proposal for the road will be. Steve Lehman said the notice that was sent was for the subdivision application, not the future road. This application is just to establish this lot for the building. Clover Meaders said there will be another neighborhood meeting with residents later on and another Planning Commission public hearing before the road is dedicated.

Tara Goodfellow said she moved in to her home in 2010. The original developer of her home told her there was going to be a pathway along the Riter Canal. She wants to know if those plans have changed. She has small children and selected her home because it is closed off from 7200 West where traffic gets up to 50 mph.

If there is going to be a thru street, she would like to see speed bumps, 4 way stops, and stop signs, to maintain a safe environment to raise her kids and allow them play. Steve Lehman said questions regarding the road, alignment, and projected traffic will be addressed at a future meeting. Steve Lehman said, in regards to the trail on the north side of the Riter canal, it part of the cross town trail system, and to his understanding the trail will still be constructed at a later date.

Tara Goodfellow said she is less than a block away from the frontage road and Parkway Blvd. Is there a reason to put a through street there? Steve Lehman commented that the planned street will be a mechanism to maneuver vehicles from the industrial park. The proximity of the frontage road in relation to Hwy 201 is a short distance. With additional vehicular movement, that intersection would become more problematic unless a new street was installed along the north side of the Riter Canal.

Tara Goodfellow said the Riter Canal is a mosquito trap. Is the City looking at covering it? Steve Lehman said that is something that can be addressed with the Mosquito Abatement District.

Tara Goodfellow feels the trucks from the surrounding facilities seem to be able to maneuver just fine along the frontage road. She does not see the need for an additional road to support the trucks, especially in a residential area. It is her understanding that semi-trucks are not allowed to drive on residential streets. Steve Lehman said these issues will be deferred to a later time when we have an alignment and design of the right of way.

Shaunda York, 7058 West Beagley Lane, said her neighbors received a notice from the City in the mail, but she did not. She purchased her home last year and did not know there would be a road installed across the street. She asked, if a road is built there, if semi-trucks will be allowed access. Steve Lehman said truck traffic will be consistent with that of an industrial park, but not knowing what the alignment and road design will be, it is difficult to answer that question. Steve responded that the City notices residents within 300 feet of the subdivision application. It depends on where that line fits as to whether she would receive a notice. When we have an application that is ready to present to the residents and Planning Commission for the road, the notice will be extended to all properties. Commissioner Meaders stated that the application tonight is just for the subdivision.

Shaunda York said there are several young children living on this dead end road which is currently safe for children. She asked Planning Commissioners if they would allow their small children on a road where a semi-truck could come through and possibly run them over.

Commissioner Meaders asked Planning Commissioners if they have any concerns about just the subdivision application, knowing that the road will be addressed in the future.

Motion: Commissioner Matheson moved to approve S-16-2016, the second phase of the ARA Subdivision, subject to the staff and agency concerns.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – S-16-2016 – Approved

S-16-2016 CORBIN BENNION, representing Natomas Madows, LLC, is requesting **final plat approval** for the ARA Industrial Center Phase 2 Subdivision. The subdivision is located at 6751 West U-201 Hwy. and consists of 1 lot on 23.6 acres and is zoned M. (Staff - **Steve Lehman** at 801-963-3311)

2100 S

U-201 Hwy.

7200 WEST

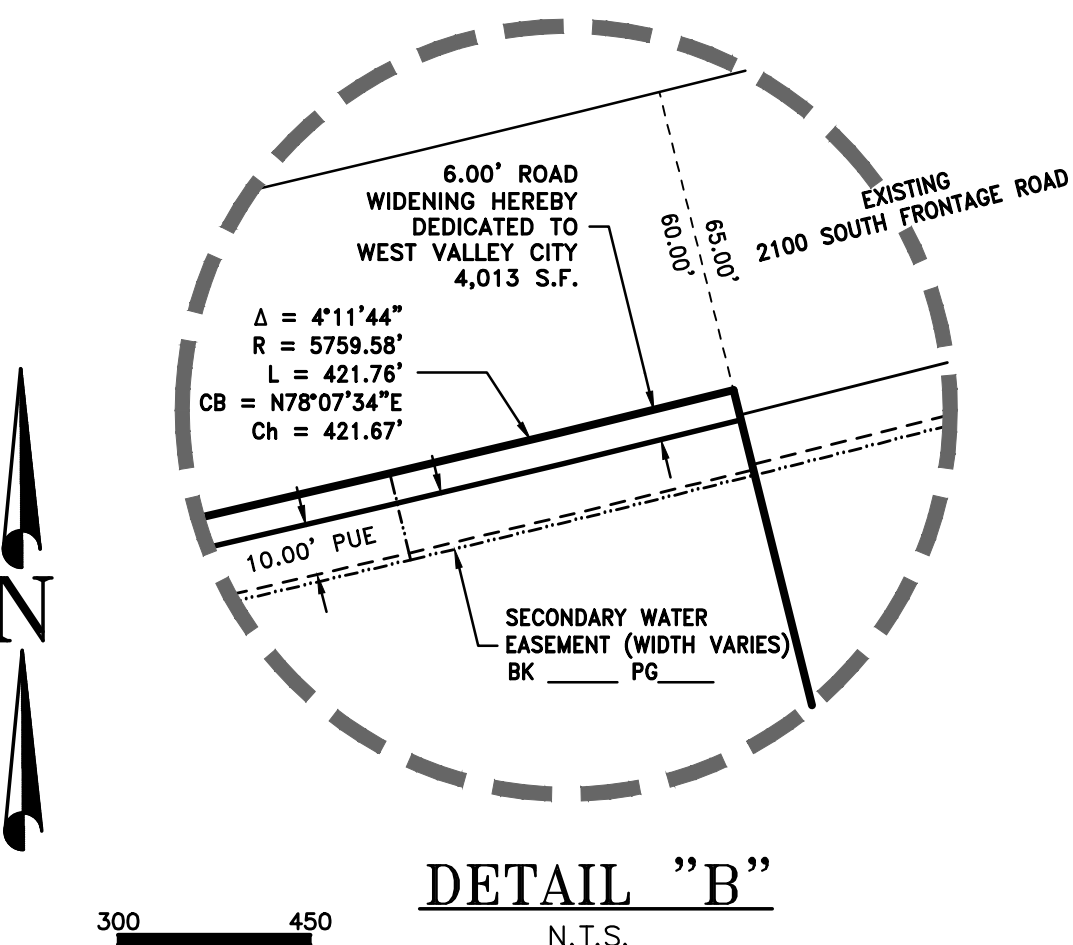
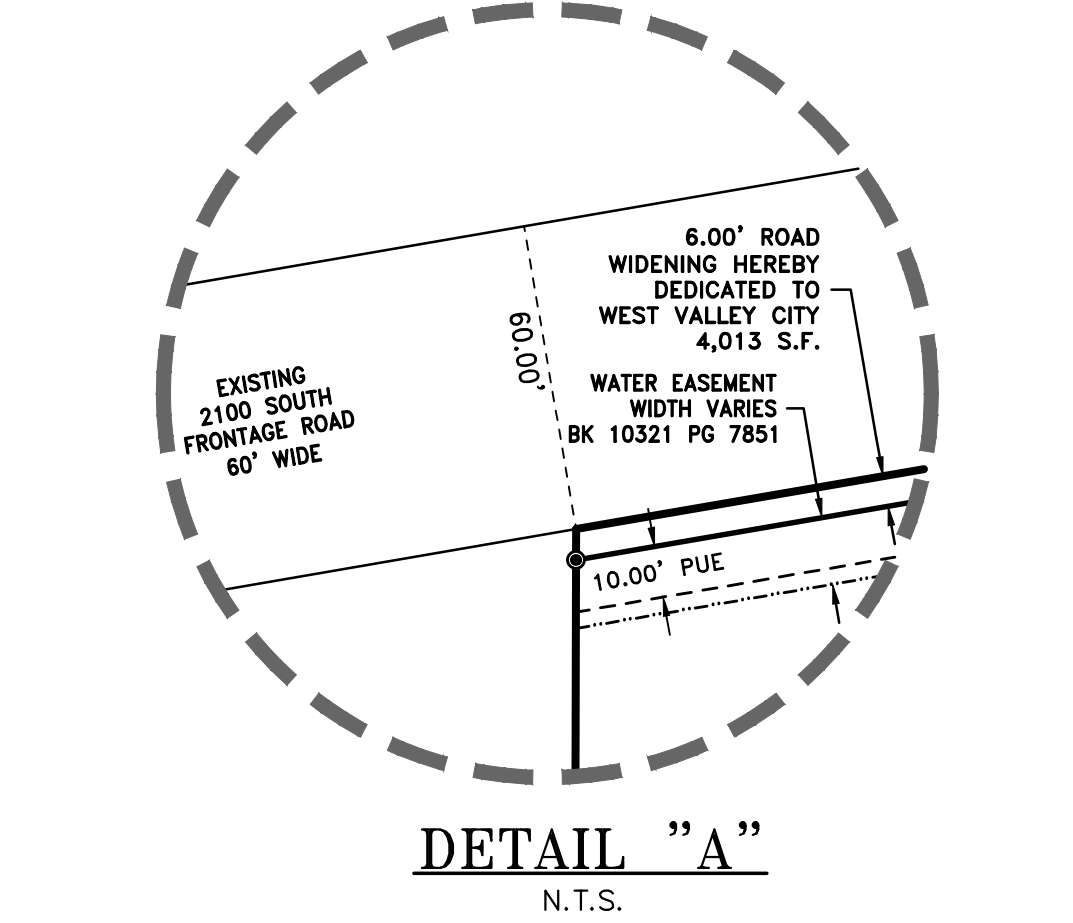
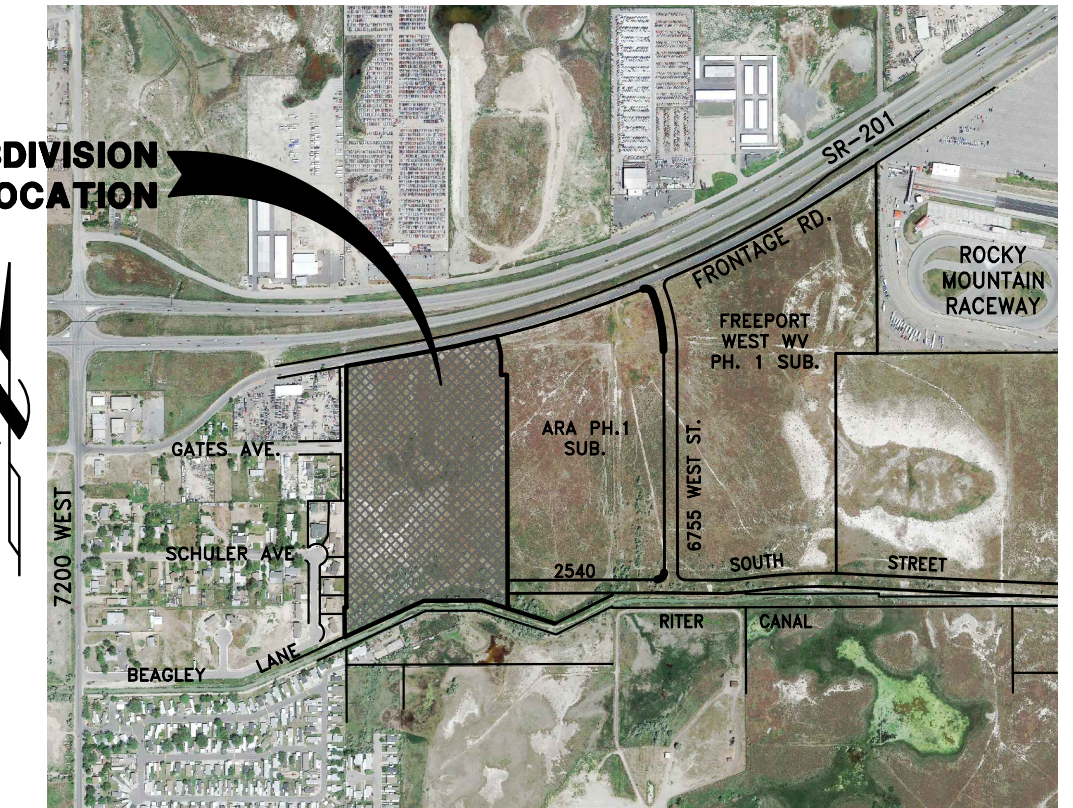
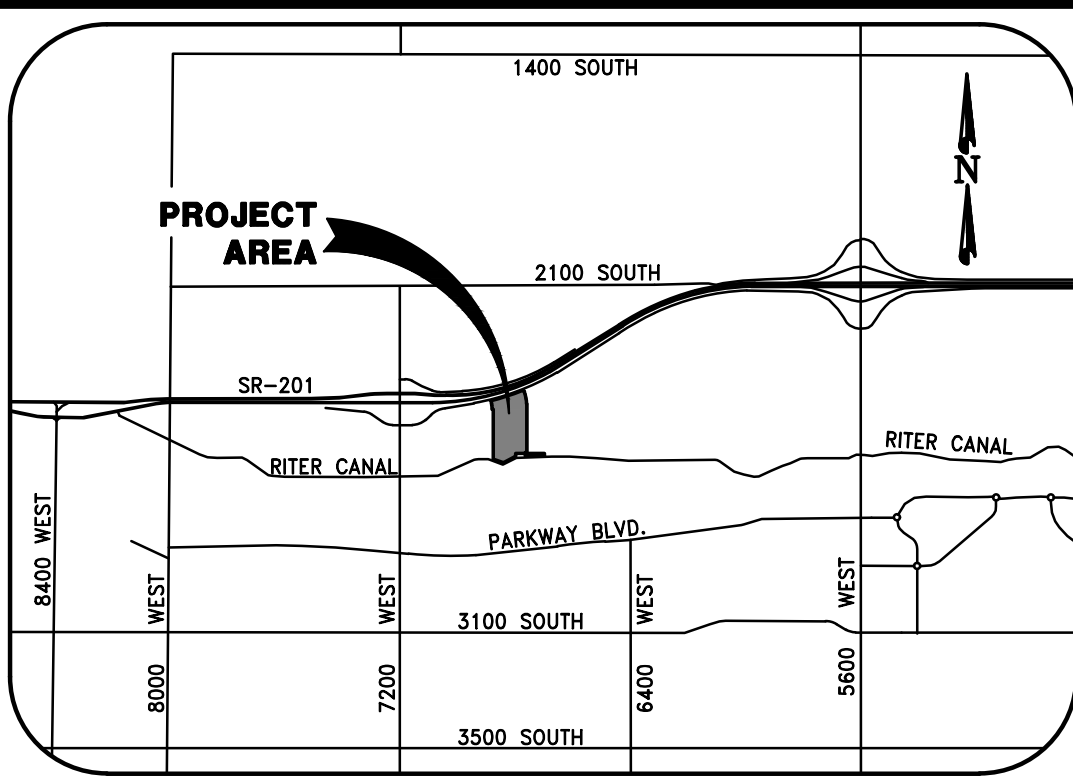
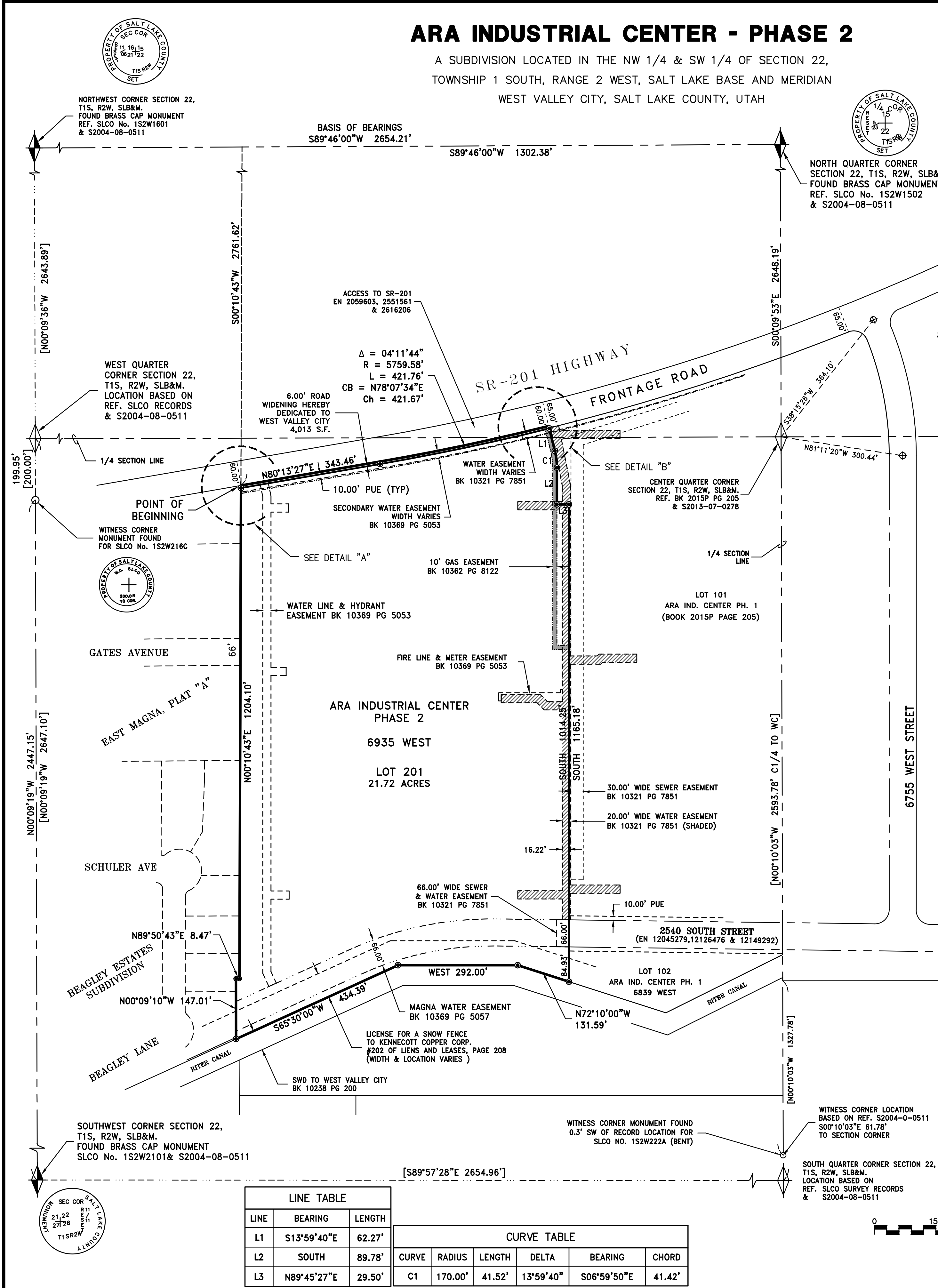
Parkway Blvd.
(2700 S)



S-16-2016 CORBIN BENNION, representing Natomas Madows, LLC, is requesting **final plat approval** for the ARA Industrial Center Phase 2 Subdivision. The subdivision is located at 6751 West U-201 Hwy. and consists of 1 lot on 23.6 acres and is zoned M. (Staff - **Steve Lehman** at 801-963-3311)



Path: P:\NATOMAS - ARA COM CENTER\SURVEY\dwg\ARA Phase 2 Final.dwg | plot date: June 21, 2016 | plotted by: jimp



SURVEYOR'S CERTIFICATE

I, James Dale Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold certificate number 171546 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots, a parcel, and streets together, with easements hereafter to be known as **ARA INDUSTRIAL CENTER - PHASE 2** and that the same has been surveyed and monuments have been placed on the ground as shown.

Date: June 21, 2016

James D. Pitkin, PLS.
License No. 171546

BOUNDARY DESCRIPTION

A parcel of land located in the Northwest Quarter and Southwest Quarter of Section 22, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point on the Southerly boundary line of the SR-201 Highway as referenced on the Right-of-way Plans thereof (Project No. SP-0201(5)13) and on that certain Record of Survey Map filed as S2004-08-0511 in the Office of the Salt Lake County Surveyor, which is 2654.21 feet South 89°46'00" West along the Section line of said Section 22 and 2761.62 feet South 00°10'43" West from the North Quarter corner of said Section 22 (the Basis of Bearings is South 89°46'00" West 2654.21 feet measured between said North Quarter corner of Section 22 and the Northwest corner of said Section 22), and running thence North 80°13'27" East 343.46 feet along said Highway to a point of curvature with a 5759.58 foot radius curve to the left; thence Northeasterly 142.76 feet along said Highway and the arc of said curve through a central angle of 04°11'44" (chord bears North 78°07'34" East 421.67 feet); thence South 13°59'40" East 62.27 feet to a point of curvature with a 170.00 foot radius curve to the right; thence Southerly 41.52 feet along the arc of said curve through a central angle of 13°59'40" (chord bears South 06°59'50" East 41.42 feet); thence South 89.78 feet; thence North 89°45'27" East 29.50 feet; thence South 1165.18 feet to that certain property described in the Special Warranty Deed recorded as Entry No. 11865384; thence North 72°10'00" West 131.59 feet along said property; thence West 292.00 feet along said property; thence South 65°30'00" West 434.39 feet along said property to the Easterly boundary line of Beagley Estates Subdivision as recorded 8/29/2006 in Book 2006P at Page 246; thence North 00°09'10" West 147.01 feet along said subdivision; thence North 89°50'43" East 8.47 feet along said subdivision; thence North 00°10'43" East 1204.10 feet along said subdivision, the Easterly boundary line of the East Magna, Plat A subdivision recorded Sept. 15, 1916 in Book G of Plats at Page 74 and the northerly extension thereof to the POINT OF BEGINNING.

Containing 23.626 acres, more or less.

OWNER CONSENT TO RECORD THE ARA INDUSTRIAL CENTER - PHASE 2 SUBDIVISION LOCATED IN WEST VALLEY CITY, UTAH

The undersigned is an owner of property on a parcel of land as shown on the Plat Map to be known as ARA INDUSTRIAL CENTER - PHASE 2 subdivision. Know ye all men that the undersigned owner does hereby dedicate for the perpetual use of the public all roads and other areas shown on the plat as intended for public use. The undersigned owners also hereby convey to West Valley City and to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned further certifies that no harm or injury will be done to the undersigned as a result of the adoption and recordation of the aforementioned plat map.

Natomas Meadows LLC

By: KWS Utah LLC, a Nevada limited liability company.
Its: Sole Member
By: KWS Companies Management Inc., a Nevada corporation.
Its: Manager

By: _____
Kern W. Schumacher, President

Ron Bigelow, Mayor
West Valley City

ACKNOWLEDGMENT
STATE OF _____ } ss
COUNTY OF _____ }

On this _____ day of _____, 2015, personally appeared before me, Kern W. Schumacher who being duly sworn did say he is the President of Natomas Meadows LLC, a California Limited Liability Company, and that the above consent to record was signed on behalf of said Natomas Meadows LLC, for the purposes therein mentioned.

Notary Public: _____ Commission Number: _____ My commission Expires: _____
A notary public commissioned in Utah

WEST VALLEY CITY ACKNOWLEDGMENT
STATE OF UTAH } ss
COUNTY OF SALT LAKE }

On this _____ day of _____, 20_____, personally appeared before me Ron Bigelow, signer of the hereon Owner's Dedication, who being duly sworn did say that he is the Mayor of West Valley City, a Municipal Corporation of the State of Utah, and that he signed the plat entitled ARA Industrial Center - Phase 2 on behalf of West Valley City, by authority of a resolution of West Valley City Council, said Mayor Bigelow acknowledged to me that said West Valley City executed the same.

Notary Public: _____ Commission Number: _____ My commission Expires: _____
A notary public commissioned in Utah

ROCKY MOUNTAIN POWER NOTE:

ROCKY MOUNTAIN POWER SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."

QUESTAR NOTE:

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS. OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ARA INDUSTRIAL CENTER - PHASE 2

A SUBDIVISION LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

PREPARED BY:

DOMINION
Engineering Associates, L.C.
5654 South Green Street
Murray, Utah 84123 801-713-3000

WEST VALLEY CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY COUNCIL
THIS _____ DAY OF _____ A.D. 20_____
AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

CITY MANAGER _____

ATTEST, WEST VALLEY CITY RECORDER _____

SALT LAKE COUNTY RECORDER
RECORDED AS ENTRY No. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ SALT LAKE COUNTY RECORDER _____

NUMBER _____
ACCOUNT _____
SHEET 1
OF 2 SHEETS

WEST VALLEY CITY PLANNING COMMISSION
APPROVED THIS _____
DAY OF _____
A.D. 20_____
COMMISSION CHAIR _____

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS _____
DAY OF _____
A.D. 20_____
SALT LAKE VALLEY HEALTH DEPT. _____

MAGNA WATER DISTRICT
APPROVED THIS _____
DAY OF _____
A.D. 20_____
DISTRICT MANAGER _____

ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.

DATE _____ WEST VALLEY CITY ENGINEER _____

APPROVAL AS TO FORM
APPROVED AS TO FORM
THIS _____ DAY OF _____
A.D. 20_____
WEST VALLEY CITY ATTORNEY _____

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-16-2016 – ARA Industrial Center Subdivision – Phase 2

SYNOPSIS:

Applicant: Natomas Meadows LLC
Proposal: Final Plat Approval
Location: 6935 West SR-201 Frontage Road
Lots: 1
Acres: 24

BACKGROUND:

Corbin Bennion representing Natomas Meadows LLC, is requesting final plat approval for the 2nd phase of the ARA Industrial Center Subdivision. The subject property is located immediately to the west of phase 1, south of the SR-201 frontage road, and north of the Riter Canal. This phase of the project is also located to the east of the Beagley Estates and East Magna Plat A Subdivisions.

The subdivision will create lot 201 of the ARA Industrial Center. The primary access to the subdivision will be gained from the SR-201 frontage road. There is also a reciprocal access between this phase and phase 1 to the east. At a future point in time, it is anticipated that 2540 South will extend westward out to 7200 South. However, the exact alignment of this road, nor the design of said road, is complete at this time. A separate application will be submitted to dedicate the extension of the future road. Prior to that application, the City will hold an open house with the residential communities to the west once the design work is complete.

Prior to the construction of phase 1, the City installed curb and gutter along the south side of the SR-201 frontage road. In addition to these improvements, the overhead power lines were placed under ground in a 10-foot public utility easement. The developer will be responsible for landscaping and site improvements which have been reviewed as part of the conditional use process.

In summary, the subdivision plat creates the lot, dedicates a small portion of property along SR-201 frontage road and establishes various easements both of record and new.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager

Item #:	
Fiscal Impact:	\$1,125.00
Funding Source:	Storm Water Utility
Account #:	36-7532-40750-75171-0000
Budget Opening Required:	No

ISSUE:

Approval and acceptance of a Grant of Temporary Construction Easement from Metals Manufacturing Company, a Utah corporation.

SYNOPSIS:

Metals Manufacturing Company, a Utah corporation has signed a Grant of Temporary Construction Easement across its property located at 2395 South 2570 West (15-21-258-003).

BACKGROUND:

The Metals Manufacturing Company property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the southerly 25 feet of Grantor's property will allow for the regrading of an existing drainage ditch which currently flows to the east, to now flow to the west and into a new storm drain line in 2570 West. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$1,125.00 based upon a Compensation Estimate prepared by City staff.

RECOMMENDATION:

Approve and accept Grant of Temporary Construction Easement. Authorize the City Recorder to record said Grant of Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM METALS MANUFACTURING COMPANY, FOR PROPERTY LOCATED AT 2395 SOUTH 2570 WEST (PARCEL 15-21-258-003).

WHEREAS, Metals Manufacturing Company, (herein “Metals Mfg.”) owns property located at 2395 South 2570 West (herein “the Property”); and

WHEREAS, the Property is affected and benefitted by the construction of the Pole Line Drive Storm Drain Project (herein “Project”); and

WHEREAS, Metals Mfg. has executed a Grant of Temporary Construction Easement to facilitate construction of the Project; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to accept said Grant of Temporary Construction Easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Mayor is authorized to accept said Grant of Temporary Construction Easement and the City Recorder is authorized to record said Easement for and on behalf of West Valley City upon final approval of the City Manager and City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **15-21-258-003**

**WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged, **Metals Manufacturing Company, a Utah corporation**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2395 South 2570 West**, for construction and replacement of improvements, said easement being described as follows:

A tract of land located in the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:

Beginning at the southwest corner of Grantor's property and on the east line of 2570 West Street, (Pole Line Industrial Park), said point being South 00°05'10" East 84.55 feet along the quarter section line and South 89°53'21" East 744.784 feet from the Center of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian; and running thence South 89°53'21" East 393.039 feet to the southeast corner of Grantor's property; thence North 05°51'22" East 25.13 feet along the easterly boundary of Grantor's property and the westerly line of Interstate I - 215; thence North 89°53'21" West 392.33 feet to the east line of 2570 West Street; thence along said east line and along a non-tangent curve to the left having a radius of 12,915.73 feet (chord bears South 07°27'34" West 25.21 feet) for an arc distance of 25.21 feet to the Point of Beginning. Encompassing 9,819 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for six (6) months, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 27 day of July 2016,
2016.

GRANTOR
Metals Manufacturing Company

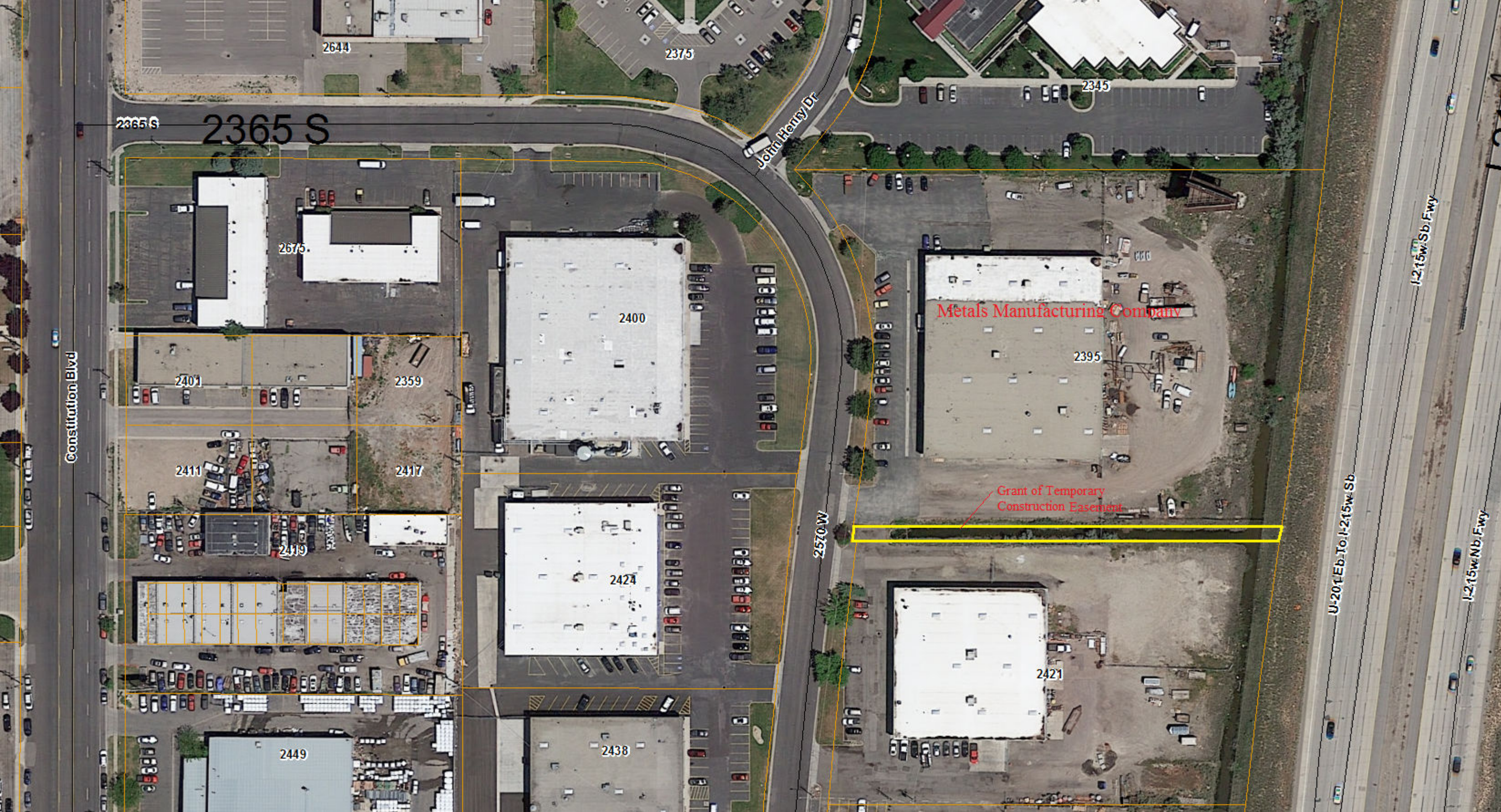
Stanley Tschaggel
By: Stanley Tschaggel
Title: Sec Treas

State of Utah)
 :SS
County of Salt Lake)

On this 27th day of JULY, 2016, personally appeared
before me STANLEY TSCHAGGEL, whose identity is personally
known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the
SECRETARY TREASURER of **Metals Manufacturing Company, a Utah**
corporation, and said document was signed by him in behalf of said corporation by authority of
its bylaws or of a Resolution of its Board of Directors, and he acknowledged to me that said
corporation executed the same.



Steven J. Dale
Notary Public



Constitution Blvd

2365 S

John Henry Dr

2570 W

I-215 W Sb Fwy

I-215 W Nb Fwy

U-201 Eb To I-215 W Sb

Metals Manufacturing Company

Grant of Temporary Construction Easement

2644

2375

2345

2365 S

2675

2400

2401

2359

2417

2411

2419

2424

2438

2449

2395

2421

Item #:	
Fiscal Impact:	\$300.00
Funding Source:	Storm Water Utility
Account #:	36-7532-40750-75171-0000
Budget Opening Required:	No

ISSUE:

Approval and acceptance of a Grant of Temporary Construction Easement from KH Mountain Investment, LLC, a Utah limited liability company.

SYNOPSIS:

KH Mountain Investment, LLC, a Utah limited liability company has signed a Grant of Temporary Construction Easement across its property located at 2339 S. Constitution Boulevard (15-21-254-009).

BACKGROUND:

The KH Mountain Investment, LLC, a Utah limited liability company property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the Easterly 10 feet of Grantor's property will allow for the installation of 42" RCP storm drain piping along the rear of Grantor's property. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$300.00 based upon a Compensation Estimate prepared by City staff.

RECOMMENDATION:

Approve and accept Grant of Temporary Construction Easement. Authorize the City Recorder to record said Grant of Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ACCEPT A
GRANT OF TEMPORARY CONSTRUCTION EASEMENT
FROM KH MOUNTAIN INVESTMENT, LLC, FOR
PROPERTY LOCATED AT 2339 SOUTH CONSTITUTION
BOULEVARD (PARCEL 15-21-254-009).**

WHEREAS, KH Mountain Investment, LLC, (herein “KH Mountain”) owns property located at 2339 South Constitution Boulevard (herein “the Property”); and

WHEREAS, the Property is affected and benefitted by the construction of the Pole Line Drive Storm Drain Project (herein “Project”); and

WHEREAS, KH Mountain has executed a Grant of Temporary Construction Easement to facilitate construction of the Project; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to accept said Grant of Temporary Construction Easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Mayor is authorized to accept said Grant of Temporary Construction Easement and the City Recorder is authorized to record said Easement for and on behalf of West Valley City upon final approval of the City Manager and City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **15-21-254-009**

**WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged, **KH Mountain Investment, L.L.C., a Utah limited liability company**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 South Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2339 S. Constitution Boulevard**, for construction and replacement of improvements, said easement being described as follows:

A tract of land located in the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:

Beginning at the southeast corner of Grantor's property, said point being North 00°15'10" West 452.228 feet along the quarter section line and South 89°53'38" East 452.12 feet from the Center of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian; and running thence North 89°53'38" West 10.00 feet; thence North 00°05'10" West 216.652 feet; thence South 89°53'38" East 10.00 feet to the northeast corner of Grantor's property; thence South 00°05'10" East 216.652 feet to the Point of Beginning. Encompassing 2,167 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for six (6) months, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 28TH day of JULY,
2016.

GRANTOR
KH Mountain Investment, L.L.C.,
a Utah limited liability company



Jason Hilton, Managing Member

State of Utah)
 :SS
County of Salt Lake)

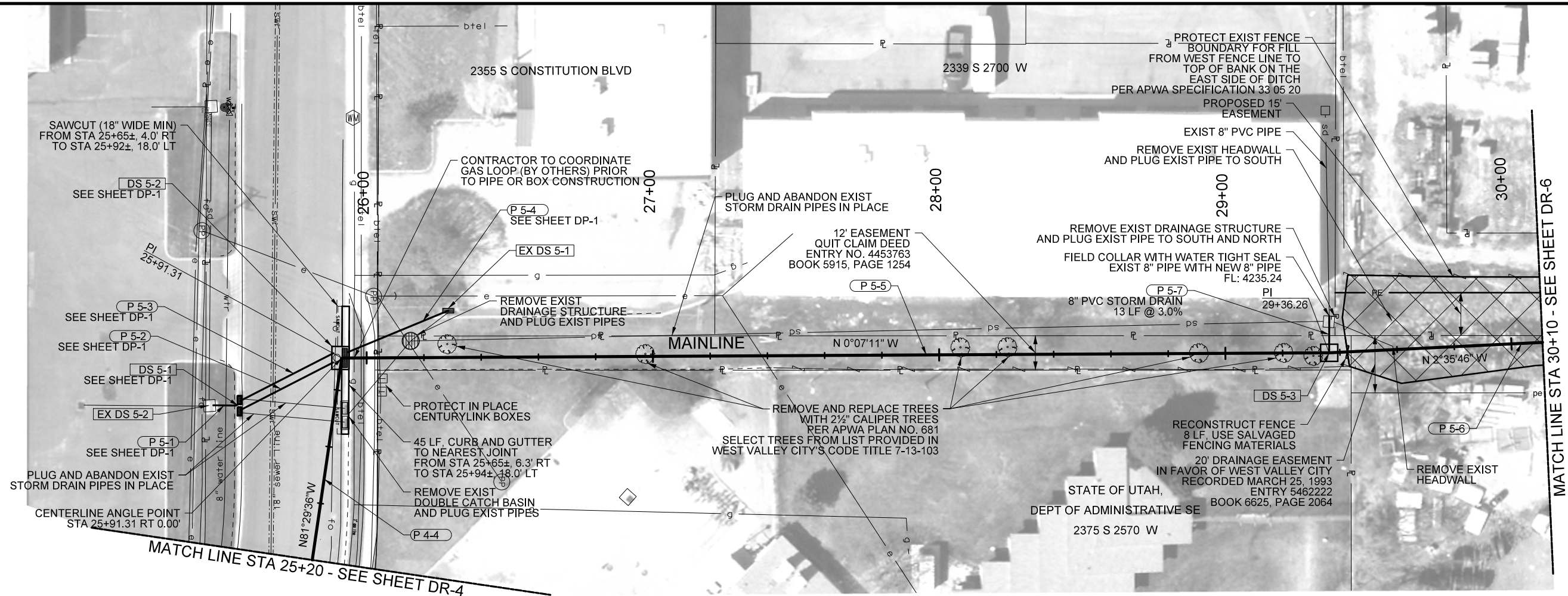
On this 28TH day of JULY, 2016, personally appeared before me
Jason Hilton, whose identity is personally known to me or proved to me on the basis of
satisfactory evidence, and who affirmed that he is the **Managing Member** of **KH Mountain
Investment, L.L.C., a Utah limited liability company**, by authority of its members or its articles
of organization, and he acknowledged to me that said limited liability company executed the same.



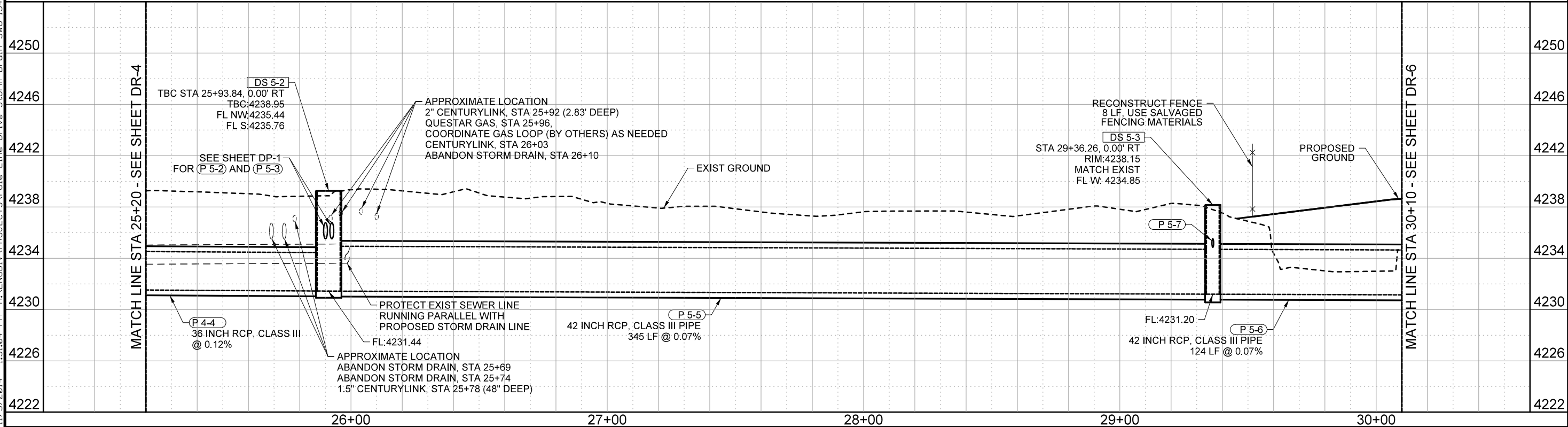
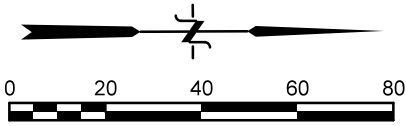


Notary Public

11/5/2014 1:51:04 PM H:\ENGIN\PROJECTS\Pale Line Drive Storm Drain SWU-134\CAD\Drawings\Plan Set\DR-05.dgn



DRAINAGE STRUCTURE TABLE			
ID	STRUCTURE TYPE	STANDARD	GRATE/COVER
DS 5-1	CATCH BASIN - DOUBLE GRATE	APWA PLAN 315	APWA PLAN 309
DS 5-2	7' X 5' MODIFIED COMBO BOX	DT-1	APWA PLAN 302/309
DS 5-3	5' X 5' CLEANOUT BOX	DT-5	APWA PLAN 303



DESIGN BH 8/21/2014		CHECK RR 8/25/2014		DRAWN SV 8/25/2014		CHECK		REVISIONS	
<div>WEST VALLEY CITY PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 3600 CONSTITUTION BOULEVARD WEST VALLEY CITY, UTAH 84119-3720</div>								DATE 8/25/2014	
<div>POLE LINE DRIVE STORM DRAIN 2100 SOUTH TO 2590 SOUTH (2570 WEST) STORM DRAIN PLAN AND PROFILE</div>								PROJECT NUMBER WVC ENG - SWU 134	
SHEET NO. DR-5								DATE NO. BY	

2310

Constitution Blvd

2249

2333

KR Mountain
Investment, LLC

2339

2345

2644

2365 S

2675

2400

Grant of Temporary
Construction



Item #:	
Fiscal Impact:	\$2,125.00
Funding Source:	Storm Water Utility
Account #:	36-7532-40750-75171-0000
Budget Opening Required:	No

ISSUE:

Approval and acceptance of a Grant of Temporary Construction Easement from Jeralynn T. Winder.

SYNOPSIS:

Jeralynn T. Winder has signed a Grant of Temporary Construction Easement across her property located at 2585 South 2570 West (15-21-452-006).

BACKGROUND:

The Jeralynn T. Winder the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the Northerly 40 feet and the Easterly 30 feet of Grantor's property will allow for the existing storm water ditch to be piped with 18" RCP storm drain piping. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$2,125.00 based upon a Compensation Estimate prepared by City staff.

RECOMMENDATION:

Approve and accept Grant of Temporary Construction Easement. Authorize the City Recorder to record said Grant of Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ACCEPT
A GRANT OF TEMPORARY CONSTRUCTION
EASEMENT FROM JERALYNN T. WINDER, FOR
PROPERTY LOCATED AT 2585 SOUTH 2570 WEST
(PARCEL 15-21-452-006).**

WHEREAS, Jeralynn T Winder, (herein “Winder”) owns property located at 2585 South 2570 West (herein “the Property”); and

WHEREAS, the Property is affected and benefitted by the construction of the Pole Line Drive Storm Drain Project (herein “Project”); and

WHEREAS, Winder has executed a Grant of Temporary Construction Easement to facilitate construction of the Project; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to accept said Grant of Temporary Construction Easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Mayor is authorized to accept said Grant of Temporary Construction Easement and the City Recorder is authorized to record said Easement for and on behalf of West Valley City upon final approval of the City Manager and City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **15-21-452-006**

**WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged, **Jeralynn T. Winder**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2585 South 2570 West**, for construction and replacement of improvements, said easement being described as follows:

A tract of land located in the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:

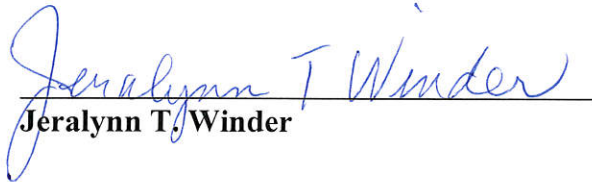
Beginning at a point on the Easterly right of way of Pole Line Industrial Park Road (2570 West Street), said point being North 0°05'10" West along the Section line 1133.11 feet and South 89°57'11" East 660.34 feet and North 01°05'28" East 443.88 feet from the South Quarter corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°53'21" East 369.50 feet along the northerly boundary of Grantor's property to the westerly right of way line of Utah State Project I-215-9; thence southerly 130.492 feet along said westerly right of way line and arc of a 11,609.16 foot radius curve to the left. (Long chord bears South 02°49'00" West 130.491 feet); thence South 1°38'50" East along said westerly right of way line 32.00 feet; thence South 88°21'10" West 30.00 feet; thence North 1°38'50" West 32.50 feet; thence North 02°49'00" East 90.49 feet; thence North 89°53'21" West 313.30 feet; thence South 01°05'28" West 10.02 feet; thence North 88°54'32" West 25.00 feet to the easterly right-of-way line of 2570 West; thence North 01°05'28" East 50.00 feet along said easterly right-of-way line to the Point of Beginning. Encompassing 18,801 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for six (6) months, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 1ST day of AUGUST, 2016.

GRANTOR


Jeralynn T. Winder

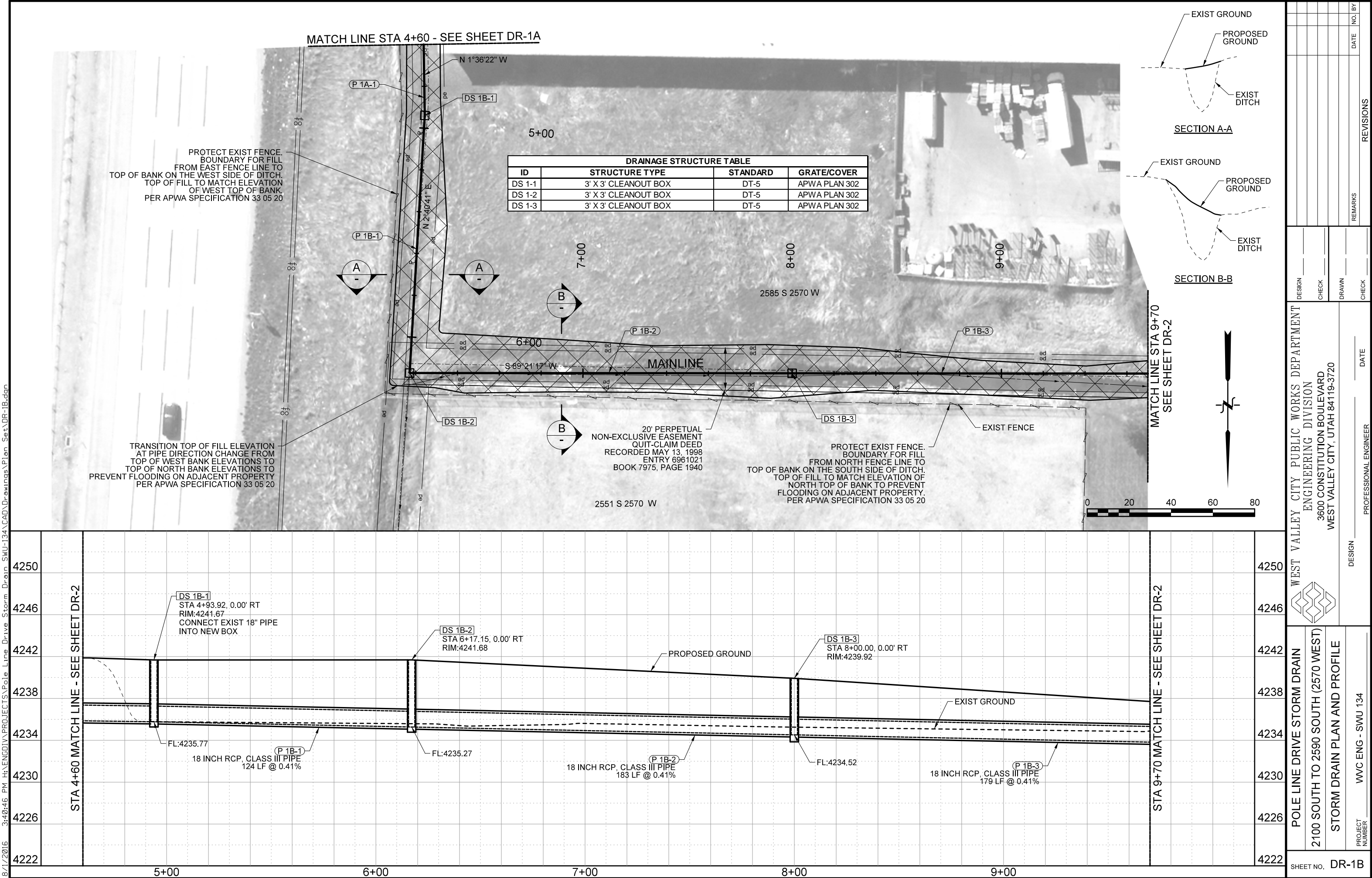
State of UTAH)
County of SALT LAKE) :ss

On this 1ST day of AUGUST, 2016, personally appeared before me **Jeralynn T. Winder**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same.




Notary Public

8/1/2016 3:40:46 PM H:\ENGDIV\PROJECTS\Pole Line Drive Storm Drain SWU-134\CAD\Drawings\Plan Set\DR-1B.dgn





Item #:	
Fiscal Impact:	\$900.00
Funding Source:	Storm Water Utility
Account #:	36-7532-40750-75171-0000
Budget Opening Required:	No

ISSUE:

Approval and acceptance of a Grant of Temporary Construction Easement from FR Investment, LLC, a Utah limited liability company.

SYNOPSIS:

FR Investment, LLC, a Utah limited liability company has signed a Grant of Temporary Construction Easement across its property located at 2421 South 2570 West (15-21-403-002).

BACKGROUND:

The FR Investment, LLC property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the Northerly 20 feet of Grantor's property will allow for the regrading of an existing drainage ditch which currently flows to the east, to now flow to the west and into a new storm drain line in 2570 West. The Grant of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grant of Temporary Construction Easement is \$900.00 based upon a Compensation Estimate prepared by City staff.

RECOMMENDATION:

Approve and accept Grant of Temporary Construction Easement. Authorize the City Recorder to record said Grant of Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ACCEPT A
GRANT OF TEMPORARY CONSTRUCTION EASEMENT
FROM FR INVESTMENT, LLC, FOR PROPERTY LOCATED
AT 2421 SOUTH 2570 WEST (PARCEL 15-21-403-002).**

WHEREAS, FR Investment, LLC, (herein “FR Investment”) owns property located at 2421 South 2570 West (herein “the Property”); and

WHEREAS, the Property is affected and benefitted by the construction of the Pole Line Drive Storm Drain Project (herein “Project”); and

WHEREAS, FR Investment has executed a Grant of Temporary Construction Easement to facilitate construction of the Project; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to accept said Grant of Temporary Construction Easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Mayor is authorized to accept said Grant of Temporary Construction Easement and the City Recorder is authorized to record said Easement for and on behalf of West Valley City upon final approval of the City Manager and City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **15-21-403-002**

**WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged, **F R Investment, LLC**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2421 South 2570 West**, for construction and replacement of improvements, said easement being described as follows:

A tract of land located in the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:


Beginning at the northwest corner of Grantor's property and on the east line of 2570 West Street, (Pole Line Industrial Park), said point being South 00°05'10" East 84.55 feet along the quarter section line and South 89°53'21" East 744.784 feet from the Center of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian; and running thence South 89°53'21" East 393.039 feet to the northeast corner of Grantor's property; thence South 05°51'22" West 20.10 feet along the easterly boundary of Grantor's property; thence North 89°53'21" West 393.22 feet to the east right-of-way line of 2570 West Street; thence along said east right-of-way line and along a non-tangent curve to the right having a radius of 12,915.73 feet (chord bears North 06°22'08" East 20.12 feet) for an arc distance of 20.12 feet to the Point of Beginning. Encompassing 7,862 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for six (6) months, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 12th day of AUGUST,
2016.

GRANTOR
F R Investment, LLC


By: CASEY FLORENCE
Title: MANAGING MEMBER

State of UTAH)
County of SALT LAKE :ss)

On this 12th day of AUGUST, 2016, personally appeared before me
CASEY FLORENCE, whose identity is personally known to me
or proved to me on the basis of satisfactory evidence, and who affirmed to me that he/she executed
the foregoing instrument in the capacity indicated above.




Notary Public

2395



Grant of Temporary Construction Easement

2570 W

2421

FR Investment, LLC

2453

Item #:	
Fiscal Impact:	\$1,300.00
Funding Source:	Storm Water Utility
Account #:	36-7532-40750-75171-0000
Budget Opening Required:	No

ISSUE:

Approval and acceptance of two Grants of Temporary Construction Easement from LCI Enterprises, LLC, a Utah limited liability company.

SYNOPSIS:

LCI Enterprises, LLC, a Utah limited liability company has signed two Grants of Temporary Construction Easement across its property located at 2551 South 2570 West (15-21-403-004).

BACKGROUND:

The LCI Enterprises, LLC property is one of the properties which will be affected and benefitted by construction of the Pole Line Drive Storm Drain Project. This project will pipe open sections of storm drain and upsize existing storm drain piping between 2365 South and SR-201. The Grant of Temporary Construction Easement along the southerly 10 feet of Grantor's property will allow for the piping of the existing drainage ditch with 18" RCP storm drain pipe. The Grant of Temporary Construction Easement along the northerly 20 feet of Grantor's property will allow for the regrading of an existing drainage ditch which currently flows to the east, to now flow to the west and into a new storm drain line in 2570 West. The Grants of Temporary Construction Easement will run for a period of six months from the commencement of construction. Compensation for the Grants of Temporary Construction Easement is \$1,300.00 based upon a Compensation Estimate prepared by City staff.

RECOMMENDATION:

Approve and accept two Grants of Temporary Construction Easement. Authorize the City Recorder to record said Grants of Temporary Construction Easement for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ACCEPT TWO GRANTS OF TEMPORARY CONSTRUCTION EASEMENT FROM LCI ENTERPRISES, LLC, FOR PROPERTY LOCATED AT 2551 SOUTH 2570 WEST (PARCEL 15-21-403-004).

WHEREAS, LCI Enterprises, LLC, (herein “LCI”) owns property located at 2551 South 2570 West (herein “the Property”); and

WHEREAS, the Property is affected and benefitted by the construction of the Pole Line Drive Storm Drain Project (herein “Project”); and

WHEREAS, LCI has executed two Grants of Temporary Construction Easement to facilitate construction of the Project; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to accept said Grants of Temporary Construction Easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Mayor is authorized to accept said Grants of Temporary Construction Easement and the City Recorder is authorized to record said Easements for and on behalf of West Valley City upon final approval of the City Manager and City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **15-21-403-004**

**WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged, **LCI Enterprises LLC, a Utah limited liability company**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2551 South 2570 West**, for construction and replacement of improvements, said easement being described as follows:

A temporary easement, upon part of an entire tract of property located in the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:

Beginning at the northwest corner of Grantor's property and on the east line of 2570 West Street, said point being South 00°05'10" East 587.42 feet along the quarter section line and South 89°53'21" East 696.925 feet from the Center of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian; and running thence South 89°53'21" East 379.63 feet along the northerly boundary of Grantor's property to the westerly right-of-way line of Interstate 215 Freeway; thence Southerly 20.05 feet along said westerly right-of-way line and the arc of an 11,606.16 foot radius curve to the right (chord bears South 04°10'53" West 20.05 feet); thence North 89°53'21" West 379.59 feet to the easterly right-of-way line of 2570 West; thence along said east right-of-way line and along a non-tangent curve to the right having a radius of 12,915.73 feet (chord bears North 04°02'42" East 20.05 feet) for an arc distance of 20.05 feet to the Point of Beginning. Encompassing 7,592 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for six (6) months, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 2ND day of AUGUST,
2016.

GRANTOR
LCI Enterprises LLC, a Utah limited liability company



Jay K. Liljenquist, Manager

State of Utah)
 :SS
County of Salt Lake)

On this 2ND day of AUGUST, 2016, personally appeared before me
Jay K. Liljenquist, whose identity is personally known to me or proved to me on the basis of
satisfactory evidence, and who affirmed that he is the **Manager** of **LCI Enterprises LLC, a Utah
limited liability company**, by authority of its members or its articles of organization, and he
acknowledged to me that said limited liability company executed the same.





Notary Public

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **15-21-403-004**

**WEST VALLEY CITY
GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

For valuable consideration, receipt whereof is hereby acknowledged, **LCI Enterprises LLC, a Utah limited liability company**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 S. Constitution Blvd., West Valley City, Utah 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **2551 South 2570 West**, for construction and replacement of improvements, said easement being described as follows:

A temporary easement, upon part of an entire tract of property located in the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:

Beginning at the southwest corner of Grantor's property and on the east line of 2570 West Street, said point being North 00°05'10" West 1576.95 feet along the quarter section line and South 89°57'11" East 696.46 feet from the Center of Section 21, Township 1 South, Range 1 West, Salt Lake Meridian; and running thence northerly said east line of 2570 West 10.01 feet along a non-tangent curve to the right having a radius of 12,915.73 feet (chord bears North 02°34'30" East 10.01 feet); thence South 89°53'21" East 379.70 feet to the westerly right-of-way line of Interstate 215 Freeway; thence southerly 10.02 feet along said westerly right-of-way line and the arc of an 11,606.16 foot radius non-tangent curve to the left (chord bears South 03°41'30" West 10.02 feet); thence North 89°53'21" West 379.50 feet to the southerly boundary of Grantor's property to the Point of Beginning. Encompassing 3,796 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for six (6) months, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 4TH day of AUGUST,
2016.

GRANTOR
LCI Enterprises LLC, a Utah limited liability company



Jay K. Liljenquist, Manager

State of Utah)
 :SS
County of Salt Lake)

On this 4TH day of AUGUST, 2016, personally appeared before me
Jay K. Liljenquist, whose identity is personally known to me or proved to me on the basis of
satisfactory evidence, and who affirmed that he is the **Manager** of **LCI Enterprises LLC, a Utah
limited liability company**, by authority of its members or its articles of organization, and he
acknowledged to me that said limited liability company executed the same.





Notary Public



2453

2466

2550

2546

2570W

2551

2585

U-201 Eb To I-215w Sb

I-215w Sb Fwy

ROOSTER ISSUES

AUGUST 9, 2016

OVERVIEW

- Roosters are currently permitted in agricultural zones in the City in accordance with the animal point system
 - Although chickens are permitted on a limited basis in residential zones, roosters and crowing hens are excluded
 - Agricultural industry uses, such as commercial poultry operations, are permitted in A and M zones
-

CHALLENGES

- Noise and other disruptions incompatible with residential uses
 - Health concerns, such as disease and waste management
 - Attraction of rodents and other pests
 - Cockfighting
-

RESIDENTIAL DISRUPTION

- Roosters are considerably louder than hens and are considerably more vocal: 90 decibels vs. 60-65 decibels
 - Train whistle or truck traffic vs. normal conversation
 - Restrictions on roosters and limitations on the number of chickens have been effective in minimizing disruption, disease risk, and the like
 - Where residential disruption has occurred, it has been in situations where roosters are involved, often illegally
-

LAWS CONCERNING COCKFIGHTING

- Cockfighting has occurred in the United States for hundreds of years, but has faced significant scrutiny since the late nineteenth century
- Although laws in the United States have changed over time, 47 states had banned cockfighting by 1948, and all fifty states currently ban cockfighting
- Utah law is stricter than that of many states:
 - Game fowl fighting can rise to the level of a felony offense
 - Attendance at a cockfight is illegal as well
 - Cockfighting is a predicate offense in the Utah racketeering statute
 - Municipalities can take further action to prevent cockfighting

COCKFIGHTING AND ANIMAL CRUELTY

- The cruel nature of cockfighting is well known
- Animal death and suffering is inevitable and encouraged
- The claws of roosters are sharpened and blades are often affixed to increase the pain and cruelty inflicted



ADDITIONAL NEGATIVE EFFECTS OF COCKFIGHTING

- Associated crime
 - Health risks, including spread of disease and unsanitary coops
 - Negative perception and risk to neighborhoods and community
-

COCKFIGHTING AND CRIME

- Gambling is a major part of the cockfighting culture, with associated violent crime when disputes arise
 - Individuals involved in animal abuse are five times more likely to commit violent crimes against people and four times more likely to commit property crime
 - FBI concerns are growing and a national database will be established this year to track animal cruelty crimes in order to more fully evaluate their relationship to other criminal activity
 - Cockfighting is frequently associated with narcotics trafficking and gangs involved in the drug trade
-

HEALTH RISKS OF COCKFIGHTING

- In addition to the overtly cruel aspect of cockfighting, cockfighting has been implicated in a variety of disease outbreaks with significant economic consequences
 - A recent outbreak of Newcastle disease in California attributed to cockfighting had an economic impact of \$200 million and caused the disease to spread to commercial poultry operations in neighboring states
 - Cockfighting has been linked to extensive spread of the avian flu in Asia, which is one of the most significant global public health threats
-

CITY ACTIONS

- Increased enforcement directed toward conditions enabling the practice
 - Structures, dilapidated fencing, illegal concentration of animals
 - Both at the criminal level and the civil code enforcement level
 - Potential ordinance to address concentration of roosters
 - Concentrations of roosters associated with cockfighting is well in excess of any legitimate animal husbandry activity
 - It is possible to address roosters without interfering at all with legitimate agriculture
 - Prevent cockfighting from thriving in the shadows
-

August 4, 2016

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.

August

August 12, 2016
Friday

Free Movies in the Park (*Movie: Kung Fu Panda 3*),
Starts at Dusk (Approx. 9:30 PM)- Centennial Park,
5415 West 3100 South

Intermountain West Valley Clinic Grand Opening
1:00 PM (Presentation at 1:30) 5373 West Lake
Park Boulevard

August 15, 2016
Monday

South

WorldStage! Summer Concert Series featuring
Phoenix Jazz & Swing Band, 7:00 PM – Utah
Cultural Celebration Center, 1355 West 3100

August 18, 2016
Thursday

Summer at the Station Concert

August 19-20, 2016

PM-

Wasatch International Food Festival, Friday 5:00
PM – 10:00 PM and Saturday 12:00 PM – 10:00
Utah Cultural Celebration Center, 1355 West 3100
South

August 20, 2016
Saturday

Josh Groban with Special Guest Sarah McLachlan,
7:30 PM- USANA Amphitheatre, 5125 South 6400
West

August 21, 2016
USANA
Sunday

Journey and The Doobie Brothers, 7:00 PM-
Amphitheatre, 5125 South 6400 West

August 23, 2016

South

WorldStage! Summer Concert Series featuring the
US Navy Band: Country Current, 7:00 PM – Utah
Cultural Celebration Center, 1355 West 3100

August 23, 2016
Tuesday

MY2K with 98 Degrees, O-Town, Dream, and Ryan
Cabrera, 7:30 PM- Maverik Center, 3200 Decker
Lake Drive

August 26, 2016
Friday

5 Seconds of Summer, 7:00 PM- USANA
Amphitheatre, 5125 South 6400 West

August 27, 2016
Friday

2016 Clean and Beautiful Yard Award Winners
Reception & Ceremony, 9:30 AM to 11:00 AM-
Utah Cultural Celebration Center, 1355 West 3100
South

August 27, 2016
Saturday

Lynyrd Skynyrd, 8:00 PM- USANA Amphitheatre,
5125 South 6400 West

August 29, 2016
USANA
Monday

Heart, Cheap Trick, and Joan Jett, 6:30 PM-
Amphitheatre, 5125 South 6400 West

August 30, 2016

No Council Meetings- 5th Tuesday

September

September 2, 2016
Friday

The Dixie Chicks, 7:00 PM- USANA Amphitheatre,
5125 South 6400 West

September 5, 2016

Labor Day Holiday- City Hall Closed

Monday

September 11, 2016
Sunday

Black Sabbath, 7:30 PM- USANA Amphitheatre,
5125 South 6400 West

September 14, 2016-
September 17, 2016

110th ULCT Convention- Sheraton Salt Lake City
Hotel

September 16, 2016
Friday

Def Leppard with REO Speed Wagon and Tesla,
7:00 PM- USANA Amphitheatre, 5125 South 6400
West

September 17, 2016
Saturday

Dirks Bentley, TBD- USANA Amphitheatre, 5125
South 6400 West

September 21, 2016
Wednesday

Lake Park Golf Social, 8 AM- 2 PM- Stonebridge,
4415 Links Drive

September 22, 2016
Thursday

Blink 182, 7:00 PM- USANA Amphitheatre, 5125
South 6400 West

September 26, 2016
Monday

Mumford and Sons, 7:00 PM- USANA
Amphitheatre, 5125 South 6400 West

September 30, 2016
Friday

Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
South 6400 West

October

October 1, 2016
Saturday

Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
South 6400 West

October 4, 2016
Tuesday

RDA, HA, and BA Meetings Scheduled

October 13, 2016
Thursday

Brantley Gilbert, TBD- USANA Amphitheatre, 5125
South 6400 West

October 21, 2016
Friday

Fall Strategic Plan Meeting, 9:00 AM- 5:00 PM-
Animal Shelter Conference Room, 4522 W 3500 S

October 22, 2016
Saturday

Pentatonix, 8:00 PM- Maverik Center, 3200 Decker Lake Drive

October 24, 2016
Monday

Tool, 7:30 PM- Maverik Center, 3200 Decker Lake Drive

October 25, 2016
Tuesday

Five Finger Death Punch and Shinedown, 6:00 PM- Maverik Center, 3200 Decker Lake Drive

October 27, 2016
Thursday

R. Kelly, 8:00 PM- Maverik Center, 3200 Decker Lake Drive

November

November 11, 2016
Friday

Veteran's Day Holiday

November 24, 2016
Thursday

Thanksgiving Holiday- City Hall Closed

November 28, 2016
Monday

Carrie Underwood, 7:00 PM- Maverik Center, Decker Lake Drive

November 29, 2016

No Council Meetings- 5th Tuesday

December

December 27, 2016

No Council Meetings- Christmas